

**150B Rutland Avenue, Carlisle, WA 6101**

**Sold Unit**

Friday, 18 August 2023

150B Rutland Avenue, Carlisle, WA 6101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 132 m2**

**Type: Unit**



Brendon Jose  
0422886197

**\$545,000**

First home buyers and investors step right up!!! Fantastic easy-care living with this perfect 2001 built 3 bed 2 bath villa set in the heart of sought after Carlisle. Boasting two generous living areas, three good sized bedrooms and two bathrooms, the carpets are near new and the rear family space has easy care tiled flooring. The kitchen is in original condition and is very neat and tidy. The location is GOLD. The villa is close to everything you will need including parkland reserves, public transport, shopping centres and restaurants right on your doorstep!! You will need to be quick to secure this one as it will be gone in a flash. The property is currently tenanted until January next year with great tenants who are more than happy to stay. Features include:

- Built 2001.
- 250 sqm lot size
- 132 sqm (approx.) living space.
- Beautifully kept development of 8 villas with gated entrance.
- Master room is generous in size and has walk in robe, carpets, split system ac and vertical blinds.
- En suite bathroom is bright with single basin, shower, toilet and is finished in neutral tones.
- Large Split system air conditioner to rear family space.
- Spacious kitchen with stainless steel double sinks, original jarrah edged bench tops, white appliances, and good size pantry.
- Open plan kitchen meals family space with blinds, easy-care tiled flooring, and freeform living space
- Bedrooms 2, 3, are spacious with built-in robes and quality carpets.
- Light Bright large family bathroom finished in neutral tones with bath.
- Easy care gardens.
- Spacious paved rear courtyard area for entertaining through sliding doors from Family space
- Carport parking
- Close to all amenities including East Vic Park primary, various restaurants and bars, public transport and 13 minutes to Westfield Carousel.
- Strata fees 260.00 per quarter.

This home is a MUST SEE, Call Janey Pagels on 0408 901 858 today for a viewing! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.