

16 Burrendah Boulevard, Willetton, WA 6155

House For Sale

Wednesday, 20 March 2024



16 Burrendah Boulevard, Willetton, WA 6155

Bedrooms: 3

Bathrooms: 1

Area: 713 m2

Type: House



Nikki Varga

0419956944

Offers Over \$930,000

Nikki Varga is delighted to present to the market 16 Burrendah Boulevard, Willetton. Each buyer that walks through the front door of this very loved family home will know that this property has years of happy memories. Character and charm throughout, jarrah skirting boards and door frames, a welcoming entry, all in a very convenient location only a hop skip and jump from Burrendah Primary School, Willetton Senior High School, Willetton Stadium and Southlands Boulevard. This is the one you have been waiting for. **WHAT YOU WILL LOVE:** • Neat as a pin presentation. • 3 bedrooms and 1 bathroom with 2 showers (2nd shower off the laundry). • Main bedroom with walk in robe. • Bathroom with separate shower and bath. • Spacious living room as well as formal dining area with gas bayonet. • Kitchen/meals area with gas cooking (new cooktop), wall oven, fridge recess and double door pantry. • Very large games/activity room with ceiling fan and storage space. • Well-appointed laundry with 2nd shower and separate toilet. • Ducted evaporative air-conditioning and gas storage hot water system. • Beautifully landscaped rear garden with limestone retaining wall, extensive paved patio area and sparkling below ground pool. • Pool inspection completed by the City of Canning in 2023, pool cleaning equipment and pool blanket included. • Automatic bore reticulation to the front and back of the property. • Single carport with automatic door, with the addition of side access to the front and back of the property. • 2 sheds (1 powered and 1 unpowered). **WHAT YOU NEED TO KNOW:** • Solid brick and tile home built in 1972. • 712sqm green title block. • Council rates \$1,900.00 pa (approximately). • Water rates \$1,500.00 pa (approximately). • Burrendah Primary School and Willetton Senior High School zones. **Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.