

# 16B Fifth Avenue, Bassendean, WA 6054

## Sold House

Monday, 14 August 2023

16B Fifth Avenue, Bassendean, WA 6054

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 225 m2**

**Type: House**



Scott Fletcher  
0864015800

**\$540,000**

Brand new, just completed, and ready to move-in, awaiting a very lucky buyer! THIS truly is, as rare as hens-teeth. This Dale Alcock built home has never been lived in and has that beautiful scent of freshness about it, and comes complete with a structural warranty. Yes, that's not a typo you can see; this is a unique two bedroom two bathroom home with a double garage, fully spec'd out with all of the mod-cons you'd want and expect in a newly constructed house. If you are looking for an easy-care home or investment property, this is it! Ideally suited for singles and couples alike, whether you are a first home buyer or down-sizer, we think you'll love the design, excellent finish, and exceptional "avenues" location, which is just a 6-minute walk to the nearest train station. How convenient. Street-front facing and set on a 225sqm block of land (survey-strata), there are NO strata fees and no common property. The land is totally freehold. Cleverly designed to maximise the block, the open plan living area and bedrooms are nicely proportioned, and the complementary high ceilings throughout provide a lovely feeling of volume and space in this compact home. Other quality features include:• Stone bench-tops with breakfast-bar overhang and 900mm cooking appliances• Solar panels are north facing, fitted to the roof• Sliding built in robes to both bedrooms, both of which are carpeted with venetian blinds• The master bedroom has its own ensuite. The second bedroom has a semi-ensuite.• Neutral décor, fresh paint and quality timber-finish floor boards• Reverse-cycle ducted air-conditioning and down-lights throughout• Private rear covered paved alfresco • Small strip of lawn next to alfresco, ideal if you have a small pet dog• Double garage with remote-controlled sectional door• Shoppers-entry from the garage• Separate laundry with linen press • Separate dry-court area (paved) with washing line, accessed from laundry• Prior to settlement, rear courtyard will be completed with paving and rainwater-tank• Small front yard will have a mulched garden bed installedFinished with care and a few extra luxury items, we're certain you feel spoilt living here. To be sold via End Date Sale with ABSOLUTELY ALL OFFERS presented and considered by Sunday 30th July at 5pm. The Seller reserves the right to sell on or before the advertised End Date. \*Down-sizers, please note that "Subject to Sale" offers are welcomed. To view or to make an offer, please contact Exclusive Selling Agent, Scott Fletcher on 0412181122 or simply refer to the advertised home-open times contained within this listing advert. Thank you, and hope to see you very soon.