

18/99 Stafford Road, Kenwick, WA 6107

Sold Villa

Friday, 25 August 2023



18/99 Stafford Road, Kenwick, WA 6107

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Villa



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\$310,000

Nestled in the sought-after "Stafford Village" complex, this neat and tidy 3 bedroom 1 bathroom villa epitomises relaxed low-maintenance living and doubles as a fantastic investment property, as well. An inviting open-plan living and dining area is graced by split-system air-conditioning and easy-care timber-look flooring, connecting to the kitchen where a storage pantry meets a modern electric-upright cooker. All three bedrooms are carpeted for comfort here, inclusive of a larger master that is kept cool and cosy by its own split-system air-conditioning unit. Brilliant in its simplicity is a practical bathroom with a separate shower and bathtub. Off the dining space sits a lovely covered patio area, offering protected outdoor entertaining whilst wrapping around to another delightful courtyard down the side of the property. This space is great for pets and could potentially be secure and shut off, from the carport. Other features include, but are not limited to; • Garden shed • Security-alarm system • Single carport • Extra parking space • Solid brick-and-tile construction • Freshly painted • Currently leased @\$410 p/w till 27/11/2023 All of this and more in a location that defines living convenience and is close to bus stops, East Kenwick Primary School, the Rehoboth Christian College, Kenwick Public Library, the Kenwick Community Facility and Kenwick Village Shopping Centre. Other outstanding schools and shopping centres are also nearby, as are beautiful local parks (including the Kenwick Wetlands), the Kenwick and Maddington Train Stations and major arterial roads - for seamless access to the airport and city. Nothing is too far from your front doorstep here, that's for sure! Distances to (approx.): • Kenwick and Maddington Train Stations - 1.4km • Kenwick Village Shopping Centre - 1.4km • East Kenwick Primary School - 1.6km • Perth Airport (T1 & T2) - 14.7km • Perth CBD - 16.2km Water rates: \$990.69 p/a (approx.) Strata fees: \$1,100 p/a (approx.) Council rates: \$1540 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.