

**196A Rutland Avenue, Carlisle, WA 6101**



**Sold Villa**

Monday, 14 August 2023

196A Rutland Avenue, Carlisle, WA 6101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 156 m2**

**Type: Villa**



Robin Welsh  
0892707200

## Contact agent

LARGE AND STUNNING VILLA! Upon viewing this STUNNING and spacious villa, you will certainly notice and be impressed by the style, sophistication and high-end fittings and finishes. Situated in a very central location within walking distance to the Carlisle Train Station, as well as a short walk to the Archer Street precinct, you will just love your new home as well as what the area has to offer. GRAND Features include: \*Main bedroom with walk in robe\* Queen size bedroom 2 and 3 with built in robes\* Inviting kitchen with stone bench tops, dishwasher and an abundance of storage\* German engineered flooring throughout living areas and quality carpets in bedrooms\* Porcelain tiling throughout bathroom, ensuite and laundry\* Solid stone bench tops in bathroom, ensuite and laundry\* Timber skirtings and window sills throughout\* Ducted reverse cycle air-conditioning with 4 zones\* Security alarm system\* LED down lighting and high ceilings throughout\* Large double garage including shopper's entry\* Alfresco entertaining area\* Very easy care and low maintenance, perfect for "lock and leave"\* Fully landscaped gardens with lawn area and automatic reticulation system\* HUGE space in roof for additional storage or attic if you choose\* NO strata fees and separate building insurance for each residence\* Architecturally designed\* Built by Centro Design and Building, a high end boutique builder\* Land size 271sqm\* Building size 156sqm\*\* Floor plan available\*\*\* The Carlisle Train Station is part of the MetroNet Project: New Elevated Carlisle Station Carlisle Station will be rebuilt closer to Mint and Archer streets with a welcoming forecourt as part of the elevated rail solution to remove the Mint Street level crossing. The new elevated station will minimise the ground level footprint and improve passenger experience through functional design and modern amenities, while also catering for future growth. (source: metronet.wa.gov.au) As a resident of Carlisle, I can proudly say that Carlisle is a great place to live! Contact CHANTAL RICUPERO today on 0411 664 184 to secure this STUNNING PROPERTY and MAKE IT YOURS!