

**2/145 Leach Highway, Wilson, WA 6107**



**Villa For Sale**

Friday, 3 November 2023

2/145 Leach Highway, Wilson, WA 6107

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Shagun Ahuja  
0439399955

## Offers in Low \$300's

Proudly presented by Shagun Ahuja of LJ Hooker Victoria Park - Belmont \*\*\*\*ENTRANCE TO COMPLEX IS FROM WENDOUREE ROAD\*\*\*\*Are you in search of the perfect blend of comfort, convenience, and community? Look no further! We are thrilled to present this fantastic 2-bedroom, 1-bathroom villa at 2/145 Leach Highway, Wilson.Key Features:Both bedrooms in this villa are wonderfully spacious, offering plenty of room to relax and unwind. Whether you are starting a family or looking for a cozy retreat, this property has you covered.The living space has been thoughtfully designed to maximize comfort and functionality. You'll find ample room for entertaining, movie nights, or simply enjoying quality time with loved ones.Step outside to your very own private courtyard, the perfect spot for morning coffee, afternoon reading, or evening BBQs with friends and family. Create your oasis and enjoy outdoor living at its finest.In addition to your private space, this complex boasts a communal garden with lush lawns. It's an ideal area for picnics, playtime with kids, or relaxing under the sun.You'll love the convenience of living just a short stroll away from Canning Reserve, perfect for outdoor enthusiasts. Public transport is literally at your doorstep, ensuring easy commutes to wherever you need to go. And with Curtin University and Westfield Carousel just a few minutes' drive away, you'll have all your shopping and educational needs covered.This is an incredible opportunity to secure a comfortable and well-located property in a small complex of only 8 villas. Don't miss out on making this house your home!Specifics:\* 70 sqm internal area\* 8 Villas on a half-acre block ensuring great value\* Single under cover carpark plus visitor parking bays\* Entrance to the carpark from Wendouree Road\* Over \$32k in the strata reserve fund\* Currently rented at \$420 per week until end January 2024Outgoings:\* Council Rates \$1,674.67 per annum \* Water Rates \$777 per annum\* Strata Levies \$591 per QTR including reserveFor more information, to schedule a viewing, or to make an offer, please contact Shagun Ahuja . Act fast, as properties like this don't stay on the market for long. Make your move and start creating cherished memories in this delightful Wilson villa.