

**2/20 Queenslea Drive, Claremont, WA 6010**

**DUET**

**Sold Villa**

Tuesday, 19 March 2024

2/20 Queenslea Drive, Claremont, WA 6010

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 316 m2**

**Type: Villa**



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**\$1,300,000**

**THE FEATURES YOU WILL LOVE** Set within a small, very well presented and maintained group of just ten villas, this single level home is ideal for singles, couples, investors and is a fabulous lock and leave property for country families. Freshly painted and with new carpet, the villa has two good sized bedrooms, a study, a bathroom with a separate toilet, a galley-style kitchen with plenty of storage, a spacious living room and separate dining. A lovely large courtyard at the front plus a smaller one off the master bedroom provide lovely green outlooks, while the tandem parking for two cars is an added bonus. These villas are highly sought after – be quick to inspect.

**THE LIFESTYLE YOU WILL LIVE** Experience the buzz of the Claremont lifestyle from this convenient location. Stroll to the Claremont Quarter shopping strip, local cafes and restaurants and the sparkling waters of Freshwater Bay. Premium schools including Christ Church, MLC, Scotch College and Freshwater Bay Primary are all close by, and Lake Claremont and Claremont Park are within close walking distance. Bus and train services make getting around easy, and there are cycle paths and plenty of walking and jogging routes to enjoy. Medical and dental services are close by, too. You'll love being part of this vibrant and friendly community.

**THE DETAILS YOU WILL NEED** Council rates: \$1,990.76 per annum Water rates: \$1,323.79 per annum Strata Admin Levy: \$652.52 per quarter Reserve Levy: \$78.62 per quarter Strata area: 316m<sup>2</sup> total = 135m<sup>2</sup> (internal) plus 124m<sup>2</sup> (front courtyard and carport) plus 35m<sup>2</sup> (rear courtyard) plus 20m<sup>2</sup> (drying court)