

2/240 Eighth Avenue, Inglewood, WA 6052

Villa For Sale

Tuesday, 9 January 2024



2/240 Eighth Avenue, Inglewood, WA 6052

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 101 m2

Type: Villa



Brad Irving
0892720566



Stuart Irving
0892720566

Offers From \$459,000

FIRST HOME OPEN SATURDAY 20TH JANUARY 10AM - 10.30AM This neat & tidy two bedroom villa provides spacious and practical levels of accommodation that is perfectly suited to singles, couples even downsizes alike and is ideally located so as to afford easy access to the Inglewood & Mount Lawley Precinct, CBD/transport and shopping without compromising on your tranquility! With its private off-street setting, this 2 Bedroom, 1 Bathroom Villa with separate living areas, is a surprising package that provides generous levels of accommodation and amenities including: * 2 generous sized bedrooms (both with BIR's), * separate front lounge * light filled open plan kitchen/ dining room and * refurbished modern bathroom, * air conditioning throughout, * plus private rear courtyard. * and the added bonus of a secure auto lock-up garage, This little beauty is situated in a small and well maintained quiet complex of only 8 and provides a fantastic opportunity for those looking for that extra bit of space! With a Convenient Location close to Local Schools, shopping amenities including the new Inglewood Woolworths & Aldi, Public Transport and Local Parklands you have everything you need within easy reach this opportunity just keeps getting better! LOCATION FEATURES * Convenient location just 400m from Beaufort Street shops & cafes * 5 Min Walk to Inglewood Primary School / 10min walk to Mount Lawley High School * 5m Walk to Public Transport (Bus) via Beaufort Street * 10 Min Walk to Edith Cowan University Mt Lawley Campus TITLE PARTICULARS AND DETAILS: Lot 2 on Strata Plan 7578 Vol/Folio: 1549/645 Internal Living Area - 85sqm Approx Garage - 16sqm approx Plus Courtyard Total Lot Size: Approx 101sqm plus courtyard Council Rates: \$1,573 pa Water Rates: \$1,086 pa Strata Rates: \$713.65qtr PLEASE NOTE THAT: * There is a fixed Term Lease in place expiring 3rd February 2024 at a weekly rent of \$400 per week. For Further Details or to arrange a Private Viewing of this property, please contact Agents: Brad Irving 0422 678 144 Stuart Irving 0418 920 672 www.irvingandkeenan.com