

**2/39 Tindal Avenue, Yangebup, WA 6164**

**Unit For Sale**

Wednesday, 10 April 2024



2/39 Tindal Avenue, Yangebup, WA 6164

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 219 m2**

**Type: Unit**



Nik Varga

0418921300

## Offers Over \$519,000

Just move in and unpack! This superbly presented 16 year old, 3 bedroom, 2 bathroom home on an easy care 219sqm survey- strata block in an elevated position. Freshly painted and brand new carpets, oven and cooktop. Ideal for downsizers, first home buyers or investors. Be quick or miss out! Features include:- Built in robes in all 3 bedrooms- Ensuite plus main bathroom with separate shower and bath- Tiled kitchen and living areas with split system reverse cycle air conditioning, gas bayonet point and 2 tv points- Kitchen has brand new gas cooktop, new under oven and new exhaust hood- Split system reverse cycle air conditioning in main bedroom- Insulation- Mains reticulation to front lawn and all garden areas- Quality Bristle clay roof tiles- Large garage with storage area, auto garage door and shoppers entry- Council rates: \$1,717.43 approx. pa- Water rates: \$1,029.24 approx. pa- Built in 2008 by Quality Italian builder - Fiducia Homes- 219sqm survey-strata lot and NO strata fees View with Nik Varga 0418 921 300. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.