

2/50 Norman Street, St James, WA 6102



Sold House

Friday, 20 October 2023

2/50 Norman Street, St James, WA 6102

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 197 m2

Type: House



Edward Lim
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\$490,000

Proudly Presented by Edward Lim Step into this bright, sun-kissed oasis, street front villa home in a charming collection of just 11 residences. Prepare to be dazzled by this treasure trove! Meet 2/50 Norman...As you cross the threshold, the sun-drenched formal living room welcomes you with open arms, leading the way to an expansive open-plan family living and dining space, designed for bonding and celebration. Now, the heart of the home takes the stage, the open plan kitchen. It's not just practical; it's a culinary playground. Modern appliances and ample space make cooking a breeze, and entertaining guests is a cinch. But hold on, the excitement doesn't end there. Slide open the doors at the rear to reveal your very own low-maintenance outdoor haven. It's the perfect spot for hosting gatherings or unwinding after a day's hustle! Venture down the accommodation wing, and you'll find three generously sized bedrooms. Soft-feel carpets and built-in robes provide comfort and convenience in each. The master suite is a slice of heaven, complete with a private ensuite. And let's not forget the spacious common bathroom with a bathtub and a built-in toilet that caters to both bedrooms and guests. Location wise, everything you desire is within arm's reach, from a local greengrocer to a medical centre. And for your grocery needs, your favourite Woolies & Spudshed are just around the corner, open 24/7! Plus, enjoy direct access to Perth CBD and the Stadium via the buses along Albany Highway. Here's more to sweeten the deal: * Year Built: 2007 | Survey Strata Block Size: 197m² with Build Up Area: 90m² * Spacious & well-proportioned living spaces * An open plan kitchen that transforms cooking into a chef's delight * Relaxing and roomy bedrooms * Reverse cycle split system air conditioners in both living space & master bedroom * A common bathroom & separate laundry area * Double lock up garaging, ensuring safety & convenience intertwine seamlessly * Shoppers entrance for added convenience * Gas hot water system for endless soothing showers * Revel in the ease of low-maintenance and secure living for unrivalled peace of mind * NBN ready (FTTP), perfect for both leisure and business use * And don't forget an extremely budget friendly strata levies! * Estimated rental \$600 - \$620/week, a savvy investment! Outgoings: * Council Rates: app. \$1,753.00 (FY 2023 - 2024) * Water Rates: app. \$1,154.16 (FY 2022-2023) * Strata Levies: app. \$191.70/qtr (which includes Admin: \$169.20/qtr & Reserve: \$22.50/qtr) Whether you're a veteran of real estate looking to simplify life, an eager first-time home explorer, a bold FIFO adventurer, or a smart investor hunting for a hidden gem, this captivating home should be on your 'must-see' list. Join in the excitement; get in touch with the listing agent, Edward Lim, at 0408 929 655, and open the door to your next thrilling chapter. Trust us; this is an experience you won't want to let slip away! ** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **