

**2/56 Camden Street, Dianella, WA 6059**



**Sold Villa**

Tuesday, 22 August 2023

2/56 Camden Street, Dianella, WA 6059

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 75 m2**

**Type: Villa**



Gary Angel

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## Contact agent

Such a great location for a lovely 2-bedroom Villa in a triplex group. NO STRATA FEES on this middle unit. If you are thinking about giving renting the flick and becoming a home-owner, this could be just the thing for you. So affordable and it surely beats renting. Qualified First Home Buyers can take advantage of the First Home Buyers Grant and get a full exemption on stamp duty. A big saving. If you are an investor: we have great tenants waiting to get approved for this place. Handy to all the amenities you would love including Coventry Village, Centro Galleria Morley, Bus Station and soon to be Metronet Train Station Morley. One street away from Infant Jesus Church and easy walking distance to 3 Primary Schools. Morley Recreation Centre is just 600 metres away and Dianella Open Space just 1 km away. Loads of restaurants, cinemas and bars in easy reach will keep you well-fed and happy. Parking for 2 cars within Lot 2. There is garage parking for one car plus an open car space. The single garage with remote electronic roller door. Sunny aspect. Private and quiet. Common Area carbays for your visitors. Painted throughout in neutral tones, the interior features a lounge, dining and kitchen open plan. The kitchen has a double sink, gas cooktop and electric wall-mounted oven and grill. There is a range hood above the cooktop, a good amount of benchtop area and pantry space. You'll be very happy in this well-lit space. A reverse cycle aircon unit is featured in the living zone, as well as evaporative ducted aircon to other rooms. 2 good sized bedrooms both with excellent built-in robes. Separate shower and bathtub in the bathroom. The courtyard garden is an appealing space with a shadecloth covered pergola, brick paving and garden beds. There is also a lockable brick storeroom outside for your things. The little bit of extra height on the new Colorbond fencing to the courtyard makes all the difference. City of Stirling Rates \$1,500 approximately Water Corp Rates \$1,007 approximately Dianella-based real estate Agent Gary Angel knows Dianella better than almost anyone and can be reached on 0427746700. Disclaimer The particulars and photographs shown on this website are supplied for information only and shall not be taken as a representation in any respect on the vendor or the agent. The information, opinions, and publications available on this website are broad guides for general information only. They are solely intended to provide a general understanding of the subject matter and to help you assess whether you need more detailed information. The material on this website is not and should not be regarded as legal, financial, or real estate advice. Users should seek their own legal, financial, or real estate advice where appropriate. Every effort is made to ensure that the material is accurate and up to date. However, we do not guarantee or warrant the accuracy, completeness, or currency of the information provided. You should make your own inquiries and obtain independent professional advice tailored to your specific circumstances before making any legal, financial, or real estate decisions.