

**2/60 Hammad Street, Palmyra, WA 6157**



**Villa For Sale**

Monday, 22 April 2024

2/60 Hammad Street, Palmyra, WA 6157

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Jay Wood  
0861533494



Jaidyn Wood  
0418645727

## Offers over \$460,000 invited

This two bedroom villa is nearly complete, just off to Bunnings or IKEA to go find your new kitchen. The villa is tiled throughout, it consists of a spacious living area, a kitchen/meals area with a recess which would make a great home office zone, two bedrooms, the main having built in robes and a split system air conditioner, and the second bedroom has a large recess for a built-in robe if you wish. Outside is a generous size entertainment space with a small covered area to one side. All the windows have shutters, with a security, front & rear door. There is a single garage with a remote control door & a second parking bay in the open, if needed. This is a great first home, just needs to be finished off. Small group of 8 villas. Make a time to view today. Please note as the home has been vacant for over 12 months it is being sold on an "As Is" basis as far as plumbing & electrics being in working order are concerned. We have been informed by one of the Owners there was an Extraordinary meeting October 23. The Owners agreed to raise a Special levy of \$1000 per Owner for roof maintenance/repairs. The Strata Manager at the time has not recorded a Minute of the meeting, so we are unable to provide that to a Buyer. The new Strata Manager has no record as it wasn't hadnt over to them. The current Owner has been billed for the Special Levy Water Rates \$1,652.69 Per Annum Council Rates \$970.53 Per Annum Strata Levy \$360 Per Quarter