

2/81 Beatty Avenue, East Victoria Park, WA 6101

ACTON

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PROPERTY

Villa For Sale

Wednesday, 20 December 2023

2/81 Beatty Avenue, East Victoria Park, WA 6101

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 89 m2

Type: Villa



Celeste Vasile
0894742088



Kym and Shane Vasile
0894742088

EOI Fr \$479,000

First available viewing for this property will be Wednesday 3rd January 5:15-5:45pm. This charming 2 bedroom villa has been thoughtfully renovated throughout, so you can just move in and know that life will be smooth sailing once you've unpacked! Ideally located with every lifestyle amenity you could possibly want within walking distance, you won't need a car, but there is space for 2 vehicles if you do. Plus you are spoilt for restaurant choices with the Albany Hwy and Archer Street cafe strips both within walking distance. **WHAT'S TO LOVE ABOUT THIS HOME?** • Stylishly renovated kitchen with gas cooking. • Open plan living and dining with gorgeous courtyard outlook. • Spacious master bedroom with built in robes. • Second bedroom also with built in robes. • Modernised central bathroom with separate shower and tub. • Renovated, functional laundry. • Stunning outdoor entertaining area with easy care gardens. **BONUSES TO LOVE** • Security screens throughout • Reverse cycle air conditioning • Colorbond pitched pergola • Exposed aggregate flooring to courtyard. • Secure storeroom • Single carport and extra parking for a 2nd car. • Excellent neighbours in a small and friendly complex of four • NBN FTTP installed • 167 sqm block • **NO STRATA FEES** • Rental potential \$575/week **WHAT'S TO LOVE ABOUT THE LOCATION?** • Less than 5km to the Perth CBD. • Easy access to buses, trains and cycle paths. • 10 minutes' walk to the vibrant Albany Highway cafe strip. • 5 minutes' walk to the Archer Street cafe strip. • East Victoria Park Primary school just around the corner. • Several parks and playgrounds just a short stroll away • 5km to Curtin University. • 7km to Perth Airport **Rates and Fees** • Council Rates: \$1602.18/year • Water Rates: \$1086.02/year • **NO STRATA FEES** Whether you're looking for your perfect lock-and-leave home or a valuable addition to your investment portfolio, this villa ticks all the boxes.