

20/444 Marmion Street, Myaree, WA 6154

One.

Sold Villa

Saturday, 24 February 2024

20/444 Marmion Street, Myaree, WA 6154

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Michael Jennings
0404045153



Anna Kennelly
0421482250

\$482,500

QUIET & LEAFY - DOWNSIZE IN COMFORT Once inside this immaculately presented 2 bedroom villa you will find an understated sense of space and quality. With plenty of room to move, this property offers all the benefits of a small house, with a lovely light filled living area and good sized rooms to compliment its outstanding location. Positioned perfectly in this quiet & well kept over 55's group, this lovely unit is not hemmed in by others and really does feel open and airy. In lifestyle terms, you simply could not find a more convenient location. Situated just minutes away from transport, shopping amenities, medical centres & parklands. The kitchen features quality stone bench tops, modern appliances and great storage. The bathroom is spacious with a functional built in laundry. At the rear of the home there is a lovely leafy courtyard perfect for all year dining and relaxing. There is also an undercover single car bay reserved for the unit.

FEATURES INCLUDE: - Open plan kitchen/lounge - Single undercover car bay with additional visitor parking - Modern kitchen with quality appliances - Master bedroom with BIR - Reverse cycle AC - In built storage shed - Over 55's complex Facilities at Myaree Gardens include a community centre, pool and library. The beautiful gardens and common areas are well looked after and provide lovely options to stretch out. If you are searching for a low maintenance **READY TO MOVE IN** home, looking to downsize or would like to invest in a great location, this property will tick all the boxes. Positioned within walking distance to many great lifestyle attractions, put this home on your list to view! Contact Exclusive Listing Agent Michael Jennings & Anna Kennelly Disclaimer:* The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.