

**20/69 Gladstone Avenue, Swan View, WA 6056**

**Sold House**

Wednesday, 13 March 2024



20/69 Gladstone Avenue, Swan View, WA 6056

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 157 m2**

**Type: House**



Nick Mitchell  
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**\$370,000**

This lovely 2-bedroom villa in the heart of Swan View is seriously going to put a smile on your face! Tucked at the back of a gorgeous little collection of villas, with a communal gazebo reading area, a winding winter stream and plenty of guest parking. The location here is really incredible and the home itself can only be described as wonderful! I hope that you are ready to unpack the stress of your life and to relax in your new 'over 55's only' lifestyle village. Your internal living areas are complimented by light and bright spaces throughout with an easy-care front garden and rear courtyard out the back. Here you can do just as much (or just as little) as your heart desires. All the big jobs have been already done for you and so this well presented and much-loved home is move in ready today. The perfect package! Inside your private hideaway you will love the dual air conditioners for year-round climate control. There are updated kitchen appliances in your chef's quarters with views out towards the backyard and the leafy reserve beyond. The bedrooms are well proportioned so you won't be tripping over yourself or fighting for space either and the frontal master comes complete with mirrored robes. The bathroom is serviced by a separate WC, updated vanity and secure rails for extra support. Important to note:- Buyers and residents must be over 55 years of age- Built in 1997- APPROX 157 sqm of land and 74 sqm of internal living space- 2 bedrooms and 1 bathroom- 1 sheltered car bay- Easy care open living area- Two split system air conditioners- Gas bayonet for heating- Private rear courtyard with leafy outlook and a powered shed- Small pets are allowed here!- Strata fee's approx. \$1200 per year. This home has a lot going for it. Surround yourself by the nature of the foothills, with all the modern conveniences supplied by a great Swan View location. Call The Mitchell Brothers today so that we can organise a time to show you around and talk about how you can get your hands on the keys. Alex Mitchell - 0404 122 943 Nick Mitchell - 0415 833 131 Water rates: \$1,017.92 p/a (approx.) - Total for 2022 - 2023 financial year Council rates: \$1600 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.