

20B Waldon St, Wilson, WA 6107

Villa For Sale

Monday, 12 February 2024

20B Waldon St, Wilson, WA 6107

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 123 m2

Type: Villa



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Offer in the High \$400,000

Whether to invest or nest, arguably, this could be one of the best value properties in the area. It is well located in a strategic and convenient location. A beautiful property at an entry level range to the area, this is a rare opportunity. The property is tenanted until May 2024 and the tenants are keen to extend. This 2 beds 1 bath plus double bays garage villa is within a complex of 4, well looked after and comfortable to live in. It has plenty of natural light and is easy to maintain. Accessibility is convenient and day to day shopping needs are within reach, truly an unrivalled location. It is built to maximise space usage, offering an approximate 123 sqm built area, neutral colour scheme and contemporary design to make this place called home.

Property Features and Fittings

- Open plan kitchen dining living equipped with a split system air con
- A middle section courtyard adjacent to the living area offers cosiness and privacy, a great spot to entertain and for get together
- Paved backyard with partly artificial lawn for easy care
- Semi en-suite queen size master room with a split system aircon
- Good size second bedroom
- Both bedrooms are with built in wardrobes and laminate floorboard

Modern Kitchen

- Equipped with stainless steel oven and gas cooktop
- Bench top
- Ample of storage cabinet
- Comfortable space to move around even when 2 chefs cooking together

Other Features

- Security doors and windows
- Automated and double bays lock up garage, with storage space and an access to the backyard
- Shopper entry for easy access and privacy
- Bathroom with bathtub and heating light
- Laundry
- Separate toilet
- NBN ready zone

Amenities and Accessibility

Within the vicinity of 5 km radius include:

- Curtin University
- Westfield Carousel Shopping Centre
- Waterford Plaza Shopping Centre
- Queens Park and Cannington Train Station
- Cannington Leisureplex
- Medical and Dental Centre

Easy access via Manning Road, Leach Hwy and others, 14 km to Perth CBD, 11 km to Perth Airport. Public transport is within walking distance. (Distance is approximate)*

No strata fee

Outgoings are for reference and may change: (approximate)

- Common Insurance: \$725 per year
- Council Rate: \$1726 per year
- Water Rate: \$1151 per year

This property is comfortable and convenient to live in. From an investment perspective, it offers an immediate rental income upon settlement. Staying in Wilson is convenient and accessible. There are not many similar properties in the area, inspection is highly recommended. Please contact Eddie Kong 0451 125 188 or John Hu 0425 601 881 today to arrange a viewing.