

# 22A Gemini Way, Carlisle, WA 6101



## Sold Villa

Friday, 1 September 2023

22A Gemini Way, Carlisle, WA 6101

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 247 m2**

**Type: Villa**



Nadija Begovich  
0417903990



Dan Broad  
0417903990

**\$538,000**

The Perth Property Co. is thrilled to present 22A Gemini Way, Carlisle. A modern three bedroom one bathroom street facing villa on an easy-care 247sqm lot in a small strata group of four that's in close proximity to popular local shops, cafes and schools. Perfect for first time buyers, young families, or investors, this home offers functionality in such an accessible location, and is really an amazing opportunity with handy access to the City, good transport options and schools nearby, and plenty of parks and outdoor spaces close too. At the heart of the home is the comfortable open-plan living-dining-kitchen zone which is a relaxing space with plenty of natural light thanks to a set of French doors that open onto the decked and covered alfresco. There is room to dine and unwind and a convenient kitchen that boasts modern appliances including a wall oven, gas stovetop, dishwasher, plus good cupboard space and pantry. Moving further into the home and along the hall you find the three bedrooms. First is the good-sized master bedroom which boasts a walk-in robe and is semi-ensuite to the well-equipped bathroom. Bedroom two and three both include built-in robes. The bathroom offers vanity, shower and bath and nearby is a handy laundry with access to a drying courtyard, garage plus a separate WC. The home also offers ducted air-conditioning, tiled living areas, carpeted bedrooms, a mix of downlights and attractive light fittings and security screens with a security alarm. The garage is convenient and there is a separate storeroom found in the courtyard. Completing the package, the easy-care 247sqm lot is part of a small community-minded strata group of four with low strata fees. This home is functional and fashionable. It is super convenient and situated in such a great position with the City less than 7kms away and local shops and schools nearby, make time to visit now or call Nadija (0417 903 990) or Dan (0422 422 216) to find out more. Features include:

- Handy and modern three bedroom one bathroom villa on easy-care 247sqm lot in a super accessible and convenient locale
- Open plan living-dining-kitchen zone with access to the courtyard and includes modern kitchen boasting stainless steel appliances
- Good-sized master bedroom with large walk-in robe and semi-ensuite to bathroom
- Second and third bedrooms with built-in robes
- Single Garage with storeroom in courtyard, plus space for more parking
- Ducted air-conditioning, hardy tiled flooring to main living areas, carpeted bedrooms, discrete window dressings
- Small strata title group with low fees

Other Information: Built 1994 Size 247sqm Strata fees \$609pq Council Rates \$1710 Water Rates \$1025 Approximate Distances: Carlisle Primary 200m Fletcher Park 450m Carlisle Station 1.5km Crown Complex 3.1km Perth CBD 6.9km