

**23/180 Fulham Street, Kewdale, WA 6105**



**Villa For Sale**

Friday, 19 April 2024

23/180 Fulham Street, Kewdale, WA 6105

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 85 m2**

**Type: Villa**



Andrew Huggins  
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Toby Huggins  
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**From \$499,000**

If ultra convenience & low maintenance is what you need, then look no further than this three bedroom, two bathroom villa! Perfectly positioned within a secure well-maintained group, this delightful home will reward you with a fantastic central location with Belmont Forum a short walk across the road with an array of restaurants, cafe's, shopping & entertainment. The property also offers an easy means of approach to major arterial roads giving you access to all that Perth has to offer ... everything you could possibly need all at your fingertips! Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$600.00 - \$640.00 per week. Step inside & be amazed at the possibilities this home has to offer... The property:

- Well maintained community of 28 residences
- Remote secure gated access to complex
- Low maintenance, easy care lock & leave
- Cream brick & tile construction
- Built in 1991
- Three bedrooms, two bathrooms
- Neutral & modern design
- Feature lighting
- Light filled open plan kitchen, dining & lounge with FUJITSU air conditioning
- Vertical blinds throughout
- Sleek modern kitchen with stainless steel FRANKE appliances, gas cooktop, built in pantry, plenty of storage cupboards including overheads, microwave recess, DELONGHI dishwasher
- Master bedroom includes walk in wardrobe, ensuite + private courtyard
- Both minor bedrooms are a good size - bedroom two includes a built-in robe
- Easy care crisp main bathroom with bath, toilet adjacent
- Laundry with access to rear of home
- Large patio with gable roof pergola
- Established gardens
- Lockable storeroom
- Single carport with additional tandem parking for 2 cars
- Security screen doors
- RHEEM gas hot water system
- 85m<sup>2</sup> of internal living

The Location:

- Walking distance to Belmont Forum Shopping Complex, shops, restaurants, cafe's
- 1.4km to the Kewdale Primary School
- 1km to Tomato Lake
- 7.5kms to the Perth Airport, Costco + DFO
- 9.5 kms Perth CBD

Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.