

26/61 Elvire Street, Viveash, WA 6056

Professionals

Sold Townhouse

Friday, 1 September 2023

26/61 Elvire Street, Viveash, WA 6056

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 131 m2

Type: Townhouse

\$425,000

"Team Kantor" have great pleasure in bringing this two storey, townhouse to market. Welcome to "Watersedge" Private Estate in Viveash which offers not only an enviable resort like lifestyle with its swimming pool, spa, gym and sauna but also offers peace of mind, privacy and security in a very sought after gated complex. The property is sure to appeal not only to the owner occupier but also to the astute investor looking for a very low maintenance investment offering a rental return of currently \$510 per week, however market value now \$510-\$550pw. DOWNSTAIRS:-• Spacious living room as you enter • Open plan family and meals area at the rear • Chef's kitchen with quality appliances, overhead cupboards and dishwasher• Ducted evaporative air conditioning throughout• Gas bayonet in family/meals area• Good size laundry & WC• Under stair storage area• Colorbond rear patio with easy care, artificial lawn• Good sized store roomUPSTAIRS:-• Master bedroom with walk in robe• Ensuite and WC• 2 additional good sized bedrooms one with a double built in robe• Main bathroom • Separate toilet• Linen cupboardSHARED AMENITIES:-• Gated complex offering privacy and security• Sparkling swimming pool• Spa• Sauna• Fully equipped gymnasium• BBQ area • Ample visitor parking• Children's playgroundOTHER PERTINENT INFORMATION:• Shire Rates: \$2,000pa (approximately) • Water: \$1070pa (approximately)• Small pets allowed• Strata Fees: \$822.15 per quarter• Rented at \$510 per week until the 20/10/23* Land size: 184m² Living size: 131m² (sizes approximate)If you are looking for a well maintained, double storey home (or an investment property) in a secure, gated complex offering wonderful amenities close to schools, public transport and only a couple of minutes drive to the largest shopping complex in the eastern corridor, then you must put this property on your must see list!!If you would like more information please contact Tim Kantor on 0410 275 600 or Rebecca Kantor on 0437 682 268. Alternatively keep an eye out for the home open times as this townhouse will not last long.Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate, however, may be subject to change without warning at any time and this is often out of our control. Prospective tenants and buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner, the Agent, Sales Representative and the Agency and are expressly excluded from any contract.