

3/106 Sixth Avenue, Inglewood, WA 6052

Townhouse For Sale

Tuesday, 9 April 2024

3/106 Sixth Avenue, Inglewood, WA 6052

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Townhouse



Brad Triplett
0865575000

ALL OFFERS BY 15TH APRIL

-**BOUTIQUE COMPLEX OF ONLY 4 TOWNHOUSES**-**PRIVATE REAR POSITION**-**NO STRATA LEVIES!** JUST COMMON INSURANCE-**LOW-MAINTENANCE LOCK-UP-AND-LEAVE**-**RENT POTENTIAL - \$850 - \$900 PER WEEK**-**PLEASE CALL BRAD FOR PRICE GUIDE - 0429 636 536**-**VACANT POSSESSION, READY TO OCCUPY**-**VIEWING ESSENTIAL** OFFERS CLOSING:** All offers will be presented on or before Monday the 15th of April by 5:00 pm. The seller reserves the right to accept any offer prior to the end date without notice. This tranquil 3-bedroom 2 bathroom townhouse defines contemporary low-maintenance "lock-up-and-leave" living in a truly-desirable location, right between the buzzing Beaufort Street and Whatley Crescent café and restaurant strips. Outdoors, a private and paved courtyard enjoys partial patio cover, encouraging alfresco-style entertaining off the tiled and air-conditioned open-plan living, dining and kitchen area. The kitchen itself is well-equipped with double sinks, microwave and dishwasher recesses and modern stainless-steel range-hood, gas-cooktop and oven appliances. Upstairs, full-height mirrored built-in wardrobes and split-system air-conditioning complement a separate balcony and a private ensuite bathroom within the carpeted master-bedroom suite. It is the obvious pick of the bedrooms within a layout that would definitely benefit from your own personal touches being added to it. Extras include a large tiled entry foyer, a kitchen storage pantry, full-height mirrored minor-bedroom built-in robes, a separate main bathroom, a separate laundry off the kitchen, a front security door, skirting boards, a side-access gate and a secure remote-controlled double lock-up carport - with a storeroom and access to the rear. A close proximity to lush green parks - including the lovely Shearn Park down the road, bus stops, schools, shopping, Maylands Train Station, medical facilities, the river, the city and major arterial roads is simply an added bonus, here. This is living convenience at its very best! Features: • 3-bedroom, 2 bathroom • 2 storey townhouse • 137 sqm internal living space • 56 sqm external living space • Double lock up carport space plus single car bay • Separate external storage unit • Tiles throughout • Carpeted bedrooms • Bathtub and separate shower to main bathroom • Separate laundry space • Open plan living with additional sitting areas in entrance and upstairs. • Large outdoor entertaining space • Freshly mulched gardens • Approx. 1.4km to Maylands Train Station • Approx. 2.0km to St John of God Mount Lawley Hospital • Approx 2.5km to Chrisholm Catholic College • Approx. 1.5km to Coles Inglewood • Approx. 1.7 km to Mount Lawley Golf Club • Approx. 4.5km to the Perth CBD • Approx. 13.9km to Perth Airport For further information, please contact Brad Triplett on 0429 636 536. Strata Total: \$0.00 p/q no strata levies, only insurance payable. Insurance: \$769.00 p/a Shire Rates: \$1,862.86 p/a Water Rates: \$1,364.40 p/a