

**3/12 Wade Street, Joondanna, WA 6060**



**Villa For Sale**

Thursday, 30 May 2024

3/12 Wade Street, Joondanna, WA 6060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 67 m2**

**Type: Villa**



Janelle Laretive  
0408373132

## Low to Mid \$400,000

EXCITING SKEAK PEEK Thursday 30 May 5:30 - 6:30pm Home Opens: - Saturday 1 June 11:00-11:40am - Sunday 2 June 11:00-11:40am Welcome to this renovated villa offering comfortable living in a desirable location. Perfect for first-home buyers and investors, this home represents an outstanding opportunity for one lucky buyer. This will not last long. FEATURES YOU WILL LOVE:- Flowing floor plan.- Front and Rear Courtyards to relax and entertain friends and family.- Spacious country style kitchen that will bring out the inner Gordon Ramsay.- Contemporary bathroom. Separate WC- Freedom to have a pet companion- Opportunity to create a garden to relax in after a long day at work or study.- The feeling of having a home rather than a unit. - Part of a small group, with established greenery.- The convenience of a covered covered car port at your front door.- Scope to add your own decorator touch, now or later down the track.- Split system AC Location Situated in an elevated section of Joondanna, offering convenient access to Perth CBD, amenities, parks, and schools. SIZE: Internal 67m<sup>2</sup> EXTERNAL: Single Carport, Front and Rear Courtyards. OUTGOINGS: Council Rates: \$1500 p/a Water Rates: \$1050 p/a Strata Admin Levy: \$1000 p/q Reserve Fund: \$110 p/q Special Temporary Levy: \$1600 p/q (3 payments only left) Take this opportunity with both hands. Contact Janelle Laretive for more information and guidance. Special Note: Virtual images have been used in the marketing of this property to show potential.