

**3/232 Ewen Street, Woodlands, WA 6018**

***Force***

**Sold House**

Tuesday, 21 November 2023

3/232 Ewen Street, Woodlands, WA 6018

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 132 m2**

**Type: House**



David Brewer  
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Tim Tolley  
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**\$450,000**

Savvy investors & lifestyle lovers know it's all about the location when talking real estate. Ideally located a few minutes' walk from the entertainment & commercial hub of Innaloo, 3km's to the white sands of Scarborough Beach & easy access to the city & Osborne Park. This lovely 2 bed villa is sure to impress and boasts a list of features including:

- Polished timber floors throughout
- Living area with split system air-conditioner
- Kitchen with electric stove and rangehood
- Master bedroom with ceiling fan & mirrored sliding robes
- Second bedroom also offers a ceiling fan
- Combined bathroom & laundry with separate wc
- Enclosed front courtyard & paved rear courtyard
- Manual reticulated gardens & small garden shed
- Electric storage hot water system
- Allocated single car bay
- Visitors parking within the complex
- Small complex of 4 with electric security gate
- 132sqm strata block - 67sqm of living
- Shire rates: \$1,562.29 (2023/2024)
- Water rates: \$1,058.79 (2022/2023)
- Strata levies of \$675.00 per quarter
- NBN connected - Fibre to the Node
- Great tenants in situ who would love to stay on

Please note: Photos of the property are from previous marketing