

**3/5 Anstey Street, Claremont, WA 6010**

**DUET**

**Sold Villa**

Wednesday, 11 October 2023

3/5 Anstey Street, Claremont, WA 6010

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 134 m2**

**Type: Villa**



Susan James

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**\$1,050,000**

**THE FEATURES YOU WILL LOVE** Located in a small complex of just 16 villas, this single level home is a surprise package! Featuring spacious living areas, two very large courtyards, light filled interiors, secure undercover parking and good storage, the home is ideal for singles, couples, downsizers and those seeking a city-based lock and leave. This complex is particularly popular with farming families and has the added bonus of having a progressive approach towards strata management – several villas have been extensively renovated, extended or have installed their own swimming pool. This villa has been freshly painted internally, has new carpet and new lighting. Add further value by renovating the kitchen and bathrooms and you will be sitting on a little gem.

**THE LIFESTYLE YOU WILL LIVE** Ideally positioned between the river and the sea, Anstey Street is a gorgeous, tree lined street on the border of Peppermint Grove. Life is wonderful here, with Freshwater Bay a short stroll away, bus and train services within walking distance, premium schools nearby and the Napoleon Street shopping strip and Claremont Quarter easily accessible by car. Cottesloe Beach is a short bike ride away and the fabulous dining options in North Fremantle and Fremantle are within easy reach.

**THE DETAILS YOU WILL NEED** Council Rates: \$2,074.60 per annum Water Rates: \$1,405.91 per annum Strata Rates: \$1,183.41 per quarter Strata area: TOTAL = 255m<sup>2</sup>. Internal (134m<sup>2</sup>) plus exclusive use of alfresco & patios (88m<sup>2</sup>) x storeroom x car bays (33m<sup>2</sup>)