

3/55 Moreton Crescent, Warnbro, WA 6169

Harcourts

Sold Unit

Saturday, 3 February 2024

3/55 Moreton Crescent, Warnbro, WA 6169

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 163 m2

Type: Unit



Peter Padovan

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\$370,000

*****UNDER OFFER***** I am excited to introduce 3/55 Moreton Crescent to the market. Surprisingly spacious for a Villa, it features 3 bedrooms, 1 bathroom, 2 WC's, 3 defined but adjoining living areas, a sizeable kitchen, a private courtyard, carport and an external storage room. The complex official name is 'Jasmine Villa's', and although it is small, it is beautifully maintained. An important feature is that this villa has its own private driveway direct from the road allowing extra driveway parking for visitors. Another important feature is the very reasonable Strata Fees – a mere \$321 per quarter. 3/55 Moreton Crescent would be an affordable entry level choice for 'First Home Buyers' or a great choice for 'Empty Nesters' looking forward to leaving the mower and garden tools and maintaining a big home – most of which they no longer use – far behind them so they can enjoy their 'Golden Years'. Alternatively, 3/55 Moreton Crescent would represent a prudent and profitable addition to any investment portfolio. The property has been privately leased for over 12 years. The property is currently leased to an A1 Rated sitting tenant who has made the property 'Home'. The tenant has happily lived there for over 12 years and is very keen to remain for the foreseeable future. The lease details are – periodic tenancy (30 day roll over). The current rental return is \$400.00 per week. A current rental appraisal is available on request. Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features: - NEW 4 Burner Gas Hob - Private Driveway Direct From The Road - Instant Gas Hot Water - 2 x toilets Features of the Home: - Enter from the portico through security door. - Lounge - overlooks the front gardens and includes a TV point and opens to the dining area - Dining - is centrally located within the home and is open plan to the kitchen and family areas - Family - includes a TV point, gas bayonet, views to the front gardens, and overlooks and opens to the side courtyard. - Kitchen - also overlooks the front gardens and features an under bench fan forced electric oven, NEW 4 burner gas hob, pantry, fridge space, breakfast bar and ample cabinetry and bench space - Master - overlooking the side, it includes 2x double robes and direct access to the bathroom - Bedroom 2 - is king single size with double robes - Bedroom 3 - is double size and overlooks the courtyard - Bathroom - features a separate shower, bath, vanity with storage, heat lamps and WC - Laundry - includes a linen cupboard and opens to the courtyard and clothes line. Separate WC Outdoor Features: - Single Carport with attached storage room - Parking - driveway parking for up to 2 vehicles + roadside parking for up to 3 vehicles - Courtyard - a private paved area with access gate to the front Locations: 3/55 Moreton Cres. is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions - Beautiful 'Avenue Reserve' with Lake, Play Equip + Covered Seating, - 2 minute WALK - Warnbro Shopping Centre - 4 minute drive - Waikiki Shopping Centre - 4 minute drive - Palm Beach Medical Centre - 4 minute drive - Aqua Jetty - 4 minute drive - Warnbro Bowling Club - 2 minute drive - Warnbro Community/Sports Centre - 3 minute drive - St Marlo Grove Car Park and Beach - 4 minute drive - Warnbro Train Station - 4 minute drive - Goodstart Early Learning - 2 minute drive - Chuckles Childcare + Early Learning - 3 minute drive - Warnbro Primary School K-6 - 3 minute drive - Waikiki Primary School K-6 - 4 minute drive - Koorana Primary School K-6 - 4 minute drive - Living Waters College PP-12 - 4 minute drive - Warnbro High School 7-12 - 5 minute drive - South Coast Baptist College PP-12 - 5 minute drive Given very popular and central location, 3/55 Moreton Cres. will interest a wide range of buyers and it is expected to sell quickly. To avoid disappointment, put 3/55 Moreton Cres. at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own' You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.