

**3/61 Wanneroo Road, Tuart Hill, WA 6060**



**Villa For Sale**

Saturday, 18 November 2023

3/61 Wanneroo Road, Tuart Hill, WA 6060

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 74 m2**

**Type: Villa**



Thomas Jefferson Wedge  
0416657300

## low-mid \$400,000's

Discover the Essence of Effortless Living in This Charming Villa - An Investment Gem with Guaranteed Income Until July 2024! Experience the Ultimate in Convenience and Style: Nestled in a prime location, this exquisite single-level villa offers a perfect blend of comfort and convenience, making it an irresistible choice for those seeking a "lock-up-and-leave" lifestyle. Its proximity to essential amenities and public transport ensures you're at the heart of everything you need.

**Prime Location:** Imagine living just steps away from Tuart Hill Primary School, Servite College, and St Kieran's Catholic Primary School, with the expansive Grenville Reserve also at your doorstep. The vibrant Main Street's array of cafes and shopping options, including Dog Swamp and Flinders Square, are mere minutes away, offering an unparalleled lifestyle of ease and accessibility.

**Modern Living Redefined:** Step into a world where modern living meets effortless style. The villa's heart is the renovated, open-plan living and dining area, anchored by a sleek, contemporary kitchen. This space is not just a room but a statement - featuring a breakfast bar, chic pendant lighting, and pristine white cabinetry, all complemented by low-maintenance timber-look flooring. The gas cooktop and separate oven are a chef's delight, making entertaining a breeze.

**Outdoor Bliss:** The private and expansive yard, securely enclosed, can be reimagined for your own lush garden or private playground! A lovely lawn invite relaxation, while the spacious patio deck offers the perfect setting for memorable gatherings. A separate barbecue deck adds to the allure, promising endless summer evenings under the stars.

**Comfort and Style:** Air-conditioned for year-round comfort, the villa boasts two inviting bedrooms, each a tranquil retreat. The master bedroom, carpeted and cozy, features mirrored built-in wardrobes. The second room offers versatility - a bedroom, nursery, or study, the choice is yours. The retro clerestory windows in the bathroom fill the space with tons of natural light and add a bit of funky character to enjoy.

**Elegant Details:** Every aspect of this villa exudes elegance, from the contemporary bathroom with a luxurious rain shower to the separate laundry with ample storage. Stylish light fittings, skirting boards, and security screen doors add to the home's charm.

**Investment Opportunity:** An incredible investment awaits, with a current tenant until July 2024, ensuring immediate rental income. This is a rare chance to secure a property in a coveted location with an assured return.

**Ready for You:** Don't let this opportunity slip through your fingers. This villa is not just a home; it's an opportunity to build and grow your property portfolio! Seize the moment and make this dream your reality. With low strata fees at \$480 per quarter, this is a must-see. Your future of simple, stylish living is here and the time to invest is now. Come and see to make it yours!

**INVITATION TO EXPERIENCE** We look forward to welcoming you to 3/61 Wanneroo Road, Tuart Hill. It's been fully updated and there's nothing left for you to worry about - just move in and enjoy! To explore this wonderful opportunity, contact Thomas (0416 657 300) for more information. Welcome home!

**COSTS TO CONSIDER** Council Rates: \$TBA p.a. (approx.) Water Rates: \$848.85 p.a. (approx.) Strata Levies: \$480 p.q. (approx.)

**DATA TO DIGEST:** Strata Lot: 74m<sup>2</sup> (approx.)

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