

**3/7 Talbot Rd, Swan View, WA 6056**



**Sold Unit**

Wednesday, 13 September 2023

3/7 Talbot Rd, Swan View, WA 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 92 m2**

**Type: Unit**

## Contact agent

The Phone Code for this property is: 26525. Please quote this number when phoning or texting. Free-standing solid brick unit in a quiet Strata Complex of 13.\* Sold with vacant possession. \* Great for a couple, FIFO workers or investors.\* Single carport with manual roller door. Extra park bays are available.\* Large Patio.\* Main Bedroom with walk-in-robe.\* 2nd Bedroom has a floor-to-ceiling robe with mirror.\* Fans with lights in all main rooms.\* Reverse cycle air conditioners in the Lounge and main bedroom.\* Kitchen has an electric stove, pantry and ample cupboards.\* All windows have roller blinds and keyed locks.\* Laundry with a SS trough, shelved cupboard and a shelf.\* Instantaneous Electric HWS. \* Garden shed and outdoor sink which is great for an avid gardener.\* Reticulated gardens on timers. \* Bus stop at the entrance to the complex. Another across the road. \* Short stroll to Shopping and Medical Centres.\* Strata fees \$503 per quarter. (2023-24)\* Shire rates \$1776 per year. (2022-23)\* Water Corp \$1022 per year. (2022-23)IMPORTANT INFORMATION.The strata Council has recently adopted a NO PET POLICY which also includes Parrots, Cockatoos and the like. INSPECTION BY APPOINTMENT ONLY.Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.