

**3/72 Waddell Road, Bicton, WA 6157**



**Villa For Sale**

Wednesday, 13 March 2024

3/72 Waddell Road, Bicton, WA 6157

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Paul Evensen  
0439923844

**SET DATE SALE - All Offers by 6pm Wed 3 Apr**

**\*\* SPECIAL PREVIEW THIS SAT 16 MAR! \*\*SET DATE SALE - All Offers Presented @ 6:00pm Wed 3 Apr (unless sold prior). This immaculate 2 bed villa in blue chip Bicton is perfectly positioned just a few minutes' walk to virtually everything you could wish for... major shopping, cafes, primary & high schools, the river, transport and so much more! Set well back from the street, privacy is assured with this easy care, well presented, light filled villa. This property will be perfect for 1st home buyers, young singles/couples/families, downsizers and of course investors seeking an excellent rental return. What we love :- Generous size open plan kitchen/meals/family- Gorgeous easy care hard wood timber flooring- Updated bathroom with separate toilet- Kitchen with plenty of bench space & storage- Stainless steel gas cooktop & Bosch dishwasher- Single undercover parking Additional features:- Split system A/C- Instantaneous gas hot water system- Separate laundry- Easy care gardens- Shed- Private paved back area What to know:- Bicton Primary & Melville Senior High School catchment- Easy walk to Melville Shopping Centre, AH Bracks Library & Creative Space, Bicton Primary School, Little Stove café, Moreing Rd specialty shops, Pt Walter Reserve, The Swan River, transport to/from Perth City and Fremantle- Short drive to Melville Senior High School Outgoings: Strata Levies: \$675.00/Quarterly Sinking Fund: \$250.00/Quarterly Council rates: \$1638.18/pa (approx.) Water rates: \$927.30/pa (approx.) SET DATE SALE - All Offers Presented @ 6:00pm Wednesday 3 April unless sold prior. For further details Paul Evensen 0439 923 844 pevensen@realmark.com.au.**