

3/79A Roberts Street, Bayswater, WA 6053



Villa For Sale

Wednesday, 12 June 2024

3/79A Roberts Street, Bayswater, WA 6053

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 85 m2

Type: Villa



James Alessi

0447055621

From \$385,000

Discover the perfect blend of comfort, versatility and convenience with this charming 2 bedroom, 1 bathroom ground floor villa nestled in a boutique complex of 10, situated at the end of a cul-de-sac and located close to many local amenities. This property offers an unparalleled opportunity to embrace a lifestyle of ease, enjoyment and convenience. For the savvy investors, you will be pleased to know that the strata fees are reasonably low and there is currently a great tenant with a fixed term lease in place until the 30/10/2024, soon to be paying \$370pw. As you enter the villa, you are welcomed by an inviting open plan concept which allows for a versatile living space that provides a homely experience - filled with natural light and neutral warm tones in the rustic flagstone tile flooring, as well as reverse cycle air-conditioning - it's certainly a comfortable room to relax, unwind and socialise with friends and family. The renovated kitchen, that is seamlessly connected to the living/dining area is both practical and aesthetically pleasing, with a benchtop that is plentiful - perfect for entertaining or for simply preparing a home cooked meal. With the added benefit of having two private courtyards, you won't be limited on outdoor space and perhaps you may aspire to create your own garden oasis. The rear courtyard is accessed directly from the living room and features a patio, while the front courtyard at the entry of the villa is sheltered and provides a nice space to greet visitors. The accommodation comprises of two bedrooms - with the main bedroom featuring a built-in wardrobe. The one bathroom is neat and tidy, and is easily accessible to both bedrooms. In addition, there is a European-style laundry tucked away behind cupboard doors in the front entryway. Commute with ease, being located just moments away from bus stops and close to Bayswater Train Station. Whether you prefer public transport or have your own vehicle, you'll appreciate the convenience of many travel options, with easy access to main road arterials as well. Other local amenities are in abundance including shopping, local eateries, and many recreational attractions. Meanwhile, the nearby Swan River and parks offer a peaceful escape for those seeking nature's embrace. Specifications include: - 2 Open plan living/meals & kitchen - 2 Flagstone tile flooring throughout living area - 2 private outdoor courtyards - 2 bedrooms with carpet - 1 bathroom & European style laundry - 1 allocated undercover car bay - Total Lot area of 85m² Location offers: - 100m (approx) to nearest Bus Stop - 750m (approx) to Bayswater Primary School - 900m (approx) to Bayswater Bowling & Recreation Club - 850m (approx) to Swan River - 1.2km (approx) to Bayswater Train Station - 1.7km (approx) to Tonkin Hwy onramps - 2.1km (approx) to Eighth Avenue shopping & eateries - 2.1km (approx) to Ascot Racecourse - 6.7km (approx) to Perth CBD - 8.8km (approx) to The Crown Perth - 11.1km (approx) to Perth Airport Annual rates & levies: - Council Rates: \$1,679.26 p/a (approx.) - Water Rates: \$966.72 p/a (approx.) - Strata Levies: \$400.00 p/qtr Exceptional value - this property will not last long, so enquire today. *Information Disclaimer: This information has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information provided. Enable Real Estate provides this information without any express or implied warranty as to its accuracy or currency. Any reliance placed upon this information is at the client's own risk. Enable Real Estate accepts no responsibility for the results of any actions taken, or reliance placed upon this information by a client.