

3 Aderyn Place, Willetton, WA 6155

House For Sale

Thursday, 18 April 2024



3 Aderyn Place, Willetton, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 687 m2

Type: House



Nikki Varga

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Offers Over \$1,300,000

Nikki Varga is delighted to present to the market 3 Aderyn Place, Willetton. This very loved family home is located in one of Willetton's most sought after cul-de-sac locations. With Willetton Primary School and public transport at your doorstep, backing on to parklands and within walking distance to Willetton Senior High School and Southlands Boulevard this home needs to be on the top of your list to view!

WHAT YOU WILL LOVE:- 4 Bedrooms, 2 bathrooms, 3 toilets- Main bedroom with ensuite- 2nd bathroom completely renovated- Spacious front living room with built in cabinets- Formal dining room- Open plan family/meals/kitchen area looking out over the pool- Country style character kitchen with overhead cupboards, dishwasher, oven and gas cooktop- Freshly painted throughout and new window treatments- Gas instantaneous hot water system- Solar panel, 17 panels, 6KWs- Ducted evaporative air-conditioning- Sparkling fully fenced below ground swimming pool- Paved patio area with outdoor BBQ connected to the mains gas- Bore reticulated gardens- Double garage with automatic door

WHAT YOU NEED TO KNOW:- Solid brick and tile home built in 1976 on 687sqm green title block- Willetton PS and Willetton SHS zones- Council Rates: approx. \$2,457.97- Water Rates: approx. \$1,315.32

For further details, phone Nikki Varga today on 0419 956 944. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.