

**30 Granville Way, Willetton, WA 6155**

**Sold House**

Thursday, 28 March 2024



30 Granville Way, Willetton, WA 6155

**Bedrooms: 4**

**Bathrooms: 2**

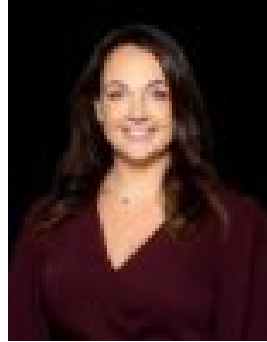
**Parkings: 2**

**Area: 690 m2**

**Type: House**



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**\$1,300,000**

One of Willetton's Finest Gems! Welcome to 30 Granville Way, Willetton - a well loved charming four bedroom, two bathroom family home located in a sought-after neighbourhood opposite a lovely large park. This well-maintained property boasts a spacious living area, a modern kitchen with stainless steel appliances, and a beautifully thought out mature backyard perfect for entertaining. The master bedroom features an ensuite and wardrobe, while the other bedrooms are generously sized with built-in wardrobes. The property also includes a double garage, perfect for vehicles or extra storage space. Situated on a 690sqm block and zoned R40 the property offers plenty of space for the whole family to enjoy or the astute investor to develop (subject to approval by relevant authorities). With a building area of 191sqm, this property has been lovingly cared for since it was constructed in 1982. Features & Inclusions: • Primary bedroom with built in wardrobes • Large formal lounge and dining rooms • Bedrooms two, three and four all with built in wardrobes • Main bathroom with bath, vanity and shower • Ensuite bathroom tiled to the ceiling with shower and double vanity • Well appointed kitchen with gas hot plates, double sink, microwave recess, wall oven, fridge recess and large pantry • Meals and family rooms • Ducted evaporative air conditioning • Gas instant hot water • Secure safe for valuables • Ethernet connections two of the bedrooms • Bore reticulated lawns and gardens • Large double carport with rear access • Garden shed • Solar Panel system • 690sqm block - R40 zoning • Council rates \$2,007.90 approximately per annum • Water rates \$1,400.00 approximately per annum This is the great opportunity to send your kids to Willetton High or Rossmoyne High School (conditional). Close proximity to public transport access on both High Road and Vahland Avenue. Enjoy the benefits of being situated between Willetton & Riverton hubs, giving you a wide selection of amenities & activities at your fingertips - Just over 1km walk to Riverton Primary School, approx. 2km to Rostrata Primary School & shops, less than 1km to Riverton Leisureplex, short ride or drive to Canning River, many local cafes & parks nearby... the list goes on! Don't miss out on the opportunity to make this house your new home. The price guide for this property is ALL OFFERS PRESENTED. Contact us today to arrange a viewing and make an offer on this wonderful property. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.