

**33/11 Petterson Avenue, Samson, WA 6163**

yard

**Unit For Sale**

Friday, 31 May 2024

33/11 Petterson Avenue, Samson, WA 6163

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 68 m2**

**Type: Unit**



Siobhan Micale  
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## Offers in the Low \$400,000's

Welcome to your new strata home in our friendly over 55's complex! This fresh 2 bedroom, 1 bathroom villa offers a perfect blend of comfort and convenience, designed to meet all your needs. Enjoy the generous north-facing and sunlit living area with double brick and tile construction, ensuring durability and low maintenance. The kitchen features electric oven, gas hotplates, double sink and a brand-new dishwasher, as well as ample cupboards for storage. With a well-appointed master bedroom, this room is spacious and offers built-in storage. The flexible second bedroom can be used as a cosy study, guest room, or craft space- whatever suits your lifestyle. The well-appointed bathroom includes laundry facilities for your convenience, along with a separate toilet. Surround yourself with lush greenery, thanks to the easy-to-maintain reticulated garden beds. Bask in the warmth of the north-facing courtyard, offering ample sunlight throughout the day- a perfect spot for morning coffee or afternoon relaxation. Keep your vehicle safe in the dedicated car bay, just steps from your front door. In our community, you'll find a spacious meeting area perfect for socializing and making new friends. Stay active with a game of pool or enjoy some quiet time in the library. Host gatherings or participate in the social darts, morning teas, social events. Relax and unwind in the heated pool, available for all residents to enjoy. Located in a lovely, family-friendly suburb, you'll have everything you need within reach. The Kardinya Park Shopping Centre is nearby, offering a variety of shops, cafes, and essential services. Experience the perfect blend of tranquility and convenience in your new home. Embrace a comfortable and vibrant lifestyle in this wonderful over 55's community. Contact us today to arrange a viewing and take the first step towards your new beginning! Phone Siobhan Micale, Exclusive Listing Agent, to view this villa by appointment.

Features Include:

- Updated 2 bedroom, 1 bathroom villa in Garden Parklands complex
- North-facing living space featuring open-plan dining and family room
- Lovely outdoor space with patio and courtyard
- Reverse-cycle split-system air-conditioning in family room
- Brand-new dishwasher
- Electric hot water system
- Gas bayonet point in living area
- Bathroom includes shower, vanity and laundry facilities
- Separate toilet
- Easy care reticulated front garden
- Lock-up storage room
- Single car bay
- Salt water heated below ground pool

Strata Levies: \$790 Administration, \$259 Reserve Fund per quarter - include: maintenance of common gardens, pool, community centre, library, kitchen facilities. Located close to:

- 200m to bus stop
- 150m to Samson Recreation Centre
- 1.4 km to Kardinya Park Shopping Centre
- 5 km to Fremantle

**DISCLAIMER:** This information is provided for general information purposes only and is based on information provided by third parties and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.