

4/11 Point Walter Road, Bicton, WA 6157

Unit For Sale

Wednesday, 22 May 2024

**Jones
Ballard**

4/11 Point Walter Road, Bicton, WA 6157

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Unit



Team Ballard
0894741533

Mid-High \$500,000's

HOME OPEN - SATURDAY 25TH MAY @ 11:30AM - 12:10PM Only a leisurely stroll away from the Swan River, this immaculately presented two-bedroom, one-bathroom unit offers the ultimate in affordable and relaxed living. Ideal for first-home buyers, busy professionals and downsizers, this lovely home is ready to be enjoyed from day one. Featuring a brand-new kitchen with a sunny meals area leading to a private courtyard, imagine the year-round entertaining you could host from this highly sought-after location. With such a low-maintenance property, your time belongs to you, whether you're relaxing in your courtyard or spacious lounge room or exploring this affluent neighbourhood. With a stylish interior including crisp white walls, quality engineered flooring in the living areas and plush new carpet in the bedrooms, this home will suit most furnishings, positioning it as a lucrative option for investors. This low-maintenance home offers ample opportunities to take full advantage of this riverside precinct, whether you're taking a dip at Bicton Baths, teeing off from the Point Walter Golf Course, delving into the sporting facilities at Melville Reserve or lapping up the amenities at the East Fremantle Yacht Club or Swan Yacht Club. With several nearby schools, such as Bicton Primary School, Our Lady of Fatima School and Santa Maria College, this home is also an excellent option for small families. Within walking distance of Melville Plaza Shopping Centre and moments from Westfield Booragoon and historic Fremantle, you have an array of dining, shopping and entertainment easily accessed from Canning Highway, Preston Point Road or a scenic bike ride along the river. Properties in this superb location rarely stay on the market for long. Please don't hesitate to contact Adrian Ballard on 0419 968 560 or adrian.ballard@jonesballard.com.au to arrange a viewing today. Property features:

- Brand new kitchen with sleek black dishwasher, overhead storage, Subway tiled splashbacks, microwave recess, and new cooktop and oven
- Open plan kitchen/meals area adjacent to lounge area
- Spacious formal lounge with split-system air-conditioning
- Two-bedroom (with built-in robes), one-bathroom unit
- Bathroom offers shower over bath, new toilet cistern & seat, vanity cabinet with draws and cupboards plus new shower screen and mirror
- Separate laundry with external access to rear courtyard
- Neutral décor with new composite quality engineered flooring, plush carpeted bedrooms and freshly painted throughout
- New LED lighting/power points & new lever style door handles throughout

Private fenced easy care semi paved courtyard with reticulated gardens and new synthetic lawn

- Single allocated carport parking at the front door - possible room for tandem parking of two small cars
- Situated in a well-maintained complex

Strata Levy: \$375.00pq, Reserve Levy: \$10.00pq, Council Rates: \$1,641.81pa, Water Rates: \$997.77pa

Location highlights:

- 450m to Bicton Primary School
- 700m to Our Lady of Fatima School
- 950m to Melville Plaza Shopping Centre
- 1.3km to Bicton Baths
- 1.3km to Melville Reserve
- 1.4km to East Fremantle Yacht Club
- 2.3km to Point Walter Golf Course
- 2.7km to the Swan Yacht Club
- 2.9km to Santa Maria College
- 4km to Fremantle
- 5.7km to Westfield Booragoon