

**4/16 Wyndham Street, St James, WA 6102**



**Villa For Sale**

Tuesday, 4 June 2024

4/16 Wyndham Street, St James, WA 6102

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 276 m2**

**Type: Villa**



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## Expressions Of Interest

Insite Property is proud to present 4/16 Wyndham Street, St James – the perfect home for young professionals and fly-in/fly-out workers! This sleek 3-bedroom, 2-bathroom residence is situated just steps from East Victoria Park and the vibrant Albany Highway entertainment strip. Immaculately maintained and low maintenance, this modern home offers the ultimate convenience and access to a lively café scene. A must-see for those seeking a stylish, lock-and-leave lifestyle!

**Property Features** Built in 1995 Land area 267m<sup>2</sup> approx. Internal build area including garage is 144m<sup>2</sup> approx. Located at the rear corner of a small complex of 6. Double lockup garage with separate storage room and shoppers' entrance into the kitchen. Separate living area at the front as you walk in with vinyl plank flooring and reverse A/c. Second living area is an open plan design living comprising of kitchen, dining, sitting area that is tiled throughout and has its own reverse A/c. Kitchen has new bench tops installed. Large master bedroom with own ensuite, built in robes, fan, and reverse A/c. Bedrooms 2 and 3 are good size with BIR. Gas storage hot water system. Practical laundry room with direct access to the utility area. Main family bathroom featuring a separate bathtub. Electric roller shutters installed on all windows. New LED lights installed through the property. Low maintenance paved fully reticulated courtyard. Rental Potential \$675 - \$700/week

**Property Outgoings:** Council Rates: app : \$TBA PA Water Rates: app : \$1,144 PA Strata Fees : \$416.67 PQ

Prepare to be amazed by the numerous nearby amenities! Explore the delightful café strip, filled with cosy coffee shops, vibrant bars, gourmet dining, and stylish boutiques. Benefit from convenient access to the city, Optus Stadium, and Curtin University via public transport. Experience the urban dream where everything you need, and love is just steps away!

For more information contact Andrew Patterson 0401 076 690