

**4/294 Albany Highway, Centennial Park, WA 6330**



**Unit For Sale**

Tuesday, 7 May 2024

4/294 Albany Highway, Centennial Park, WA 6330

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Lee Stonell

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## Offers Above \$389,000

While this delightful unit would make a comfortable home for a couple or single person looking for a low-maintenance property and an easy lifestyle, it would also be an appealing option for investors prioritising good returns. Tucked away at the end of a quiet, well-presented complex of just four homes, this is a smart, freestanding strata unit with a carport at the side and a second car spot next to it. The brick and Colorbond home has been tastefully modernised with a new kitchen, bathroom and laundry, upgraded flooring and fresh neutral décor throughout. It also offers a choice of living areas, with an air-conditioned open lounge and dining room inside and two sheltered, paved patios providing year-round options for barbecues or entertaining. With ample white cabinetry, an electric cook-top and under-bench oven, the kitchen is a lovely well lit workspace with glazed doors onto one of the patios. An air-conditioned hallway off the lounge leads to the three double bedrooms, all with mirrored built-in robes, the white bathroom with a walk-in shower and vanity, the laundry, which has good storage and a workbench, and the separate toilet. From the laundry, a glass door opens onto a patio along the back, with pull-down shade blinds at one end and a lovely outlook onto the beautifully established garden. Although this is a manageable size, there's enough scope for keen gardeners to grow vegetables and herbs in the six raised garden beds, and enjoy the tranquil enclave with an area of lawn bordered by succulents and natives attracting the birds. Ceiling fans in the living area and main bedroom, security screen doors, a garden shed, a toolshed and a rainwater tank are other notable features of the property. This is a beautifully presented, well-maintained home with the convenience of town only four minutes' drive away, and with a bus stop at the top of the driveway. Everything is ship shape and ready for new occupants to move in and enjoy the relaxed ambience and stress-free lifestyle on offer at this inviting home. To arrange an inspection of this charming property don't delay in contacting Lee Stonell on 0409 684 653 or [lee@merrifield.com.au](mailto:lee@merrifield.com.au)

What you need to know:-  
- Brick and Colorbond home unit  
- Freestanding, at far end of complex of four  
- Carport and extra parking  
- Recently modernised – new kitchen, bathroom, laundry, flooring, decor  
- Air-conditioned open lounge and dining area  
- Two paved, sheltered patios  
- White kitchen with electric cooking  
- Three double bedrooms with built in robes  
- Bathroom with shower, vanity  
- Laundry with built-in cabinetry  
- Separate toilet  
- Security screens, toolshed, garden shed  
- Four minutes to town; bus stops at top of driveway  
- Beautifully established gardens, raised veggie beds, succulents, natives, lawn  
- Enclosed back yard  
- Private, secluded, quiet location  
- Council rates \$2,134.89 per annum  
- Water rates \$1,525.99 per annum  
- Strata levies \$2,125 per annum (includes building insurance)