

**4/43 Annandale Circle, Kinross, WA 6028**



**Villa For Sale**

Wednesday, 29 November 2023

4/43 Annandale Circle, Kinross, WA 6028

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 99 m2**

**Type: Villa**



Caleb Dalziell  
0466579591

## From Mid \$400k's

Nearwater Real Estate are proud to present this freshly painted and beautifully presented 3-bed, 2-bath freestanding villa in the ever popular suburb of Kinross. Designed with a focus on low maintenance living, this 2006 built residence with brand new carpets and no common walls is situated on an attractive 226m<sup>2</sup> of land. Nest or invest, the choice is yours, but act quickly as properties such as this do not pop up very often.

**KEY FEATURES:**

- Low Maintenance - Enjoy the freedom of a lock up and leave low-maintenance property.
- Functional Design - Open plan layout providing interaction between kitchen, living and dining.
- Light & Bright - North facing dining area with plenty of windows throughout keeps the property feeling light and bright.
- Kitchen - The kitchen is spacious and functional, making meal preparation a breeze.
- Alfresco Area - Private outdoor alfresco area, where you can entertain guests or simply unwind.
- Roller shutters - Shutters to all three bedrooms.
- Parking & Storage - A secure garage with automatic roller door provides convenient parking and additional storage space by way of adjoining storeroom.
- Gardens - The compact yet fully reticulated front garden is lush and easy to maintain.
- Presentation - Freshly painted with brand new carpets (not reflected in photos), this property is ready and waiting.
- Small Complex - Situated in a warm and friendly complex of four villas.
- Freestanding Villa - No common walls.

**LOCATION:** Close to local amenities, schools, parks, beaches and public transport, ensuring a well-connected and convenient lifestyle. The rental estimate is \$530 to \$560 per week which represents a very good yield for the discerning investor. Whether you're entering the property market, downsizing, or seeking a sound investment, this villa is an ideal choice. Don't miss the opportunity to make this low-maintenance Kinross property yours.

**FURTHER INFORMATION:** Water Rates: \$1,039 pa Council Rates: \$1,547 pa Strata (Common Property & Building) Insurance: \$792.5 pa

**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 or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract. Further, any floor plans included in the marketing material are for illustrative purposes only and the accuracy of dimensions or areas cannot be confirmed and should not be relied upon. Further, any rates or strata fees noted are estimates based on available information at time of publishing.