

**4/71 Tendring Way, Girrawheen, WA 6064**



**Sold House**

Friday, 17 November 2023

4/71 Tendring Way, Girrawheen, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 392 m2**

**Type: House**



Sharon Adams  
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**\$325,000**

Welcome to Unit 4, 71 Tendring Way, Girrawheen, a fantastic opportunity to secure this little gem and call home. Why rent? When you do the figures, this property makes sense to get into and enjoy the location, security, and wonderful friendly community within this secure gated 8-unit complex, or for the astute investor, the rental return will make the accountant smile. Just moments to the local bus stop and only a short drive to local shopping options and Warwick train station, in an affordable and highly regarded location within the suburb. This adorable well-presented townhouse offers 2 levels of living on a spacious 392sqm of land, with plenty of inside and outside space for enjoyment all year round. On entering the complex through an auto remote gate, the security allows for relaxation and with only 7 other units you will have the convenience of your own small and secure community with enough room for total privacy. From the front door you will enter into the main living spaces of the home, with a spacious lounge and dining area. The kitchen is off the living areas and is a great size with a view of the private and secure back garden. The laundry and separate toilet are also on the lower level with a door accessing the back courtyard and rear garden areas. Taking the stairs to the 2nd level you will find all the sleeping accommodation consisting of the generous queen size master suite with full wall to wall robes, loads of space you will love. The 2 minor bedrooms are also generous double/queen size, and the family bathroom is conveniently located centrally with bath, shower and basin. The décor is neutral, with modern timber look vinyl planks in all the main living areas and new carpets on the stairway to the 2nd level continuing into all the bedrooms. Freshly painted throughout this home is very appealing and ready to move into and enjoy. Outside the space is exciting, loads of room for huge gatherings, patio section for outdoor entertainment, garden shed for the extras, and double length carport that runs the side of the home with a gate to secure the rear section of the yard. Some additional extras include good storage spaces, gas bayonet, reverse cycle air conditioning to family areas, and all bedrooms, instant hot water system, gas cooktops in kitchen and more you will appreciate on further inspection. For further details call Sharon Adams on 0407 988 545 today.