

# 4/8 Melita Rise, Pearsall, WA 6065

LISTED

## Villa For Sale

Wednesday, 17 April 2024

4/8 Melita Rise, Pearsall, WA 6065

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 180 m2

Type: Villa



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**From \$499,000**

Enjoying a secure middle position down the driveway, this stylish and modern 3 bedroom 2 bathroom villa encourages low-maintenance “lock-up-and-leave” living for all involved, whether it be a first-home buyer, down-sizer or a tenant of an astute investor that decides to move in and take full advantage of some very tranquil surroundings. Quality finishes and fixtures throughout will impress you even further. This is one property that definitely ticks plenty of boxes – if not all of them!

**WHY YOU SHOULD BUY ME:**

- A beautifully-tiled open-plan kitchen, dining and living area with split-system air-conditioning, stylish light fittings, sparkling stone bench tops, double sinks, tiled splashbacks, a stainless-steel range hood, an integrated Artusi microwave, gas-cooktop and oven appliances of the same brand and a stainless-steel Inalto dishwasher for good measure
- Outdoor access from the living zone, out to a private and paved alfresco-entertaining courtyard at the rear – complete with a ceiling fan and splendid leafy views in the distance
- Carpeted bedrooms, inclusive of a spacious king-sized master suite with full-height mirrored built-in wardrobes and a classy ensuite bathroom – shower, toilet, heat lamps, twin “his and hers” stone vanities and all
- Full-height mirrored built-in robes to the 2nd bedroom also
- Separate 3rd bedroom with a WIR
- Separate bathtub, shower and a sleek stone vanity to the main bathroom
- Large remote-controlled lock-up double garage with a side storage area and internal shopper’s entry

**OTHER FEATURES:**

- Feature entry door
- Laundry off the kitchen – with a linen press and access out to an intimate drying courtyard (adjacent to the garage)
- Profile internal doors
- Security-alarm system
- Down lights
- Skirting boards
- NBN internet connectivity
- Instantaneous gas hot-water system
- Easy-care reticulated garden beds
- Built in 2019 (approx.)

**Strata Fees:** Currently \$264.60 (approx) per quarter

**NB.** Currently tenanted till September 2024 @ \$525 per week. Great long term tenant, would love to stay

**WHAT THE FUTURE HOLDS:**

- Stroll to bus stops and the local playground from here, whilst also indulging in a very close proximity to the Pearsall IGA supermarket, Pearsall Primary School and major arterial roads for direct access to Wanneroo, towards the freeway (and coast) and into the city – convenience plus!

**DISTANCE TO:**

- Salitage Park – one minute (250 metres approx.)
- Pearsall Shopping Centre – two minutes (950 metres)
- Pearsall Primary School – two minutes (1.0 kilometres)
- Edgewater Station – eight minutes (4.8 kilometres)
- Ocean Reef Boat Harbour – 15 minutes (10.5 kilometres)
- Perth CBD – 27 minutes or 20.9 kilometres (approx.)

**NB.** Currently tenanted so Marketing Photo's have been used.