

4/87 Cargill Street, Victoria Park, WA 6100



Sold Villa

Friday, 1 March 2024

4/87 Cargill Street, Victoria Park, WA 6100

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 252 m2

Type: Villa



Edward Lim

0894737777

\$575,000

Proudly Presented by Edward Lim...Meet 4/87 Cargill! Nestled in the highly coveted Raphael Park precinct, this impeccably presented 2-bedroom, 1-bathroom villa with modern and practical finishes is the epitome of your ideal home. Positioned discreetly at the rear within a quaint complex of only 4 units, this villa home offers a short and pleasant stroll to the vibrant Victoria Park precinct, convenient transport options, and seamless access to Swan River & CBD. Step into the spacious open-plan living and dining area, adorned with luminous wooden laminate flooring throughout. This inviting space extends gracefully to a sizable undercover alfresco area, providing an ideal setting for family gatherings and entertaining friends. The kitchen, the heart of this home, boasts a practical layout, ample bench and storage space, and gas cooking facilities, ensuring effortless meal preparation for both family and friends. An additional expansive rear courtyard, featuring shade sails and easy-care garden beds, offers a tranquil retreat to unwind after a long day. Nice right?! Welcome to a home where convenience and comfort take centre stage! Stay connected and enjoy seamless online experiences with the NBN ready connection (FTTP, the better one!). There is also an outdoor store room for more storage whenever required. Plus, other features including security screens, a single carport, and off-street parking for two cars. This villa is the perfect blend of comfort, convenience, and style - a rare find in this sought-after locale. The HOME & What We Love?!* Built Year: 1988 with generous Build Up Area: 252m²* Exceptional Location offering an Incredible Lifestyle* Room for 3 vehicles (tandem car bay, 1 undercover & 1 open space) + another open space parking* Utterly Private & Whisper QUIET Serenity, shh...* Unbeatably CONVENIENT...* Walking distance to Victoria Park Primary School (yes, in the catchment area)* Embrace year-round comfort with reverse cycle air conditioning system * Savour the tranquillity of your private spacious rear and side courtyards* Enjoy the ease of low maintenance living* NBN Ready (FTTP) for fast & reliable internet connectivity* Well maintained complex with an attractive appeal* Effortless access to nearby public transport* Ideal lock & leave property for peace of mind* Estimated rental: \$550 - \$600/wk Outgoings: * Council Rates: app. \$2,053.69 (FY 2023 - 2024)* Water Rates: app. \$1,038.68 (FY 2022 - 2023)* Strata Levies: \$400/q Inspection is highly recommended. For more information or to view this property, please contact Edward Lim on 0408 929 655.** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**