

4/97 Federal Street, Tuart Hill, WA 6060

THE AGENCY

House For Sale

Thursday, 16 November 2023

4/97 Federal Street, Tuart Hill, WA 6060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Adam Naumovski
0424364326

End date sale 27/11/23

Adam Naumovski presents...4/97 Federal Street, Tuart Hill
End date sale - All offers presented 27/11/23 - Unless sold prior. ***HOME OPENS THIS WEEK**
Saturday 18th November 12:30 - 1:00pm
Sunday 19th November 12:30 - 1:00pm
Step into the warm embrace of 4/97 Federal Street. This inviting two-bedroom, one-bathroom villa is an astounding gem in the heart of Tuart Hill. Suited to a range of buyers, from astute investors to first home buyers & downsizers, this property is designed with a blend of comfort, style, and practicality. Upon entering the home, buyers are greeted with a spacious living area that exudes a welcoming, homely aura. Modern, open-plan living is at play here, with the kitchen and dining area seamlessly flowing into the outdoor entertaining area. The kitchen, fitted with stainless steel appliances and ample bench and cupboard space, is a haven for home cooks. The well-thought-out floor plan allows a natural progression from one section of the house to the next, creating an air of connectivity throughout the space. The bedrooms are generous in size, with the master bedroom boasting a three-door built-in robe, a testament to the thoughtful design. The bathroom, equipped with a large shower, adds to the overall appeal. A split system air conditioning unit ensures year-round comfort, further elevating this property's allure. The crown jewel of this villa is its rare and expansive outdoor area. It's an entertainer's dream, offering a space unlike any other villa in the vicinity. This area provides an extension to the indoor entertaining space, allowing for endless memorable gatherings with family and friends. There's even a garden shed and enough room for children and pets to enjoy. This outdoor space is truly something special, a unique trait of this fantastic property. Situated in a prime location, the property is within walking distance to a myriad of amenities. Just a short stroll away is Robinson reserve, a beautiful green space perfect for family outings. Shops, restaurants, cafes, and entertainment options abound in the nearby Main Street cafe strip and Roselea Shopping Centre. Plus, the convenience of being just 270m away from the nearest bus stop adds to the property's desirability. 4/97 Federal Street in Tuart Hill offers a unique combination of a comfortable, modern living space and a prime location. It's a beautifully presented home that's ready to create new memories with its new owners. This property is a rare find and a golden opportunity for those seeking an ultra-convenient lifestyle. Some fantastic features include:

- Two spacious bedrooms, with master complete with a built-in robe
- Open plan kitchen and dining area with stainless steel appliances
- Expansive outdoor entertaining area, a rarity in villas
- Conveniently located near shops, restaurants, and parks
- Short distance to Robinson reserve and Main Street cafe strip
- Close to Roselea Shopping Centre and Karrinyup Shopping Centre
- Immaculately maintained and beautifully presented
- Large bathroom with a generous shower
- Split system air conditioning for year-round comfort
- Garden shed included in the outdoor area
- Suitable for a range of buyers, including investors and first home buyers
- And much much more...

DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326
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