

**44/6 Verdelho Drive, The Vines, WA, 6069**

**Sold Villa**

Thursday, 8 June 2023



44/6 Verdelho Drive, The Vines, WA, 6069

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**



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## Resort Style Comfortable Villa

Welcome to this well-presented home (one of 57 villas) situated in a premium location in The Vines on the perimeter of the golf course and within 5 minutes walk of the Vines resort with its many facilities. Boasting two good sized bedrooms, two bathrooms, an open plan living area comprising a kitchen with breakfast bar, separate living areas and an outdoor area for that perfect space for outdoor entertaining. You feel right at home as soon as you enter this wonderful property.

This double storey partially renovated 2 bedroom 2 bathroom unit will appeal to a diverse range of buyers - the first home buyer, downsizer, single or small family or the investor.

With the potential to lease back to the resort or long term lease return of approx. \$300 p/wk the investor can set and forget knowing their lock up and leave investment is taken care of.

### PROPERTY FEATURES:

This spacious 2 bedroom, 2 bathroom villa has very nice finishes throughout.

The master bedroom has a built-in robe, ensuite and situated downstairs.

The second bedroom is also on ground level and with built-in robe.

Central upstairs kitchen, with breakfast bar, ample cupboard space, high ceilings.

Spacious lounge area that projects out to a large balcony.

Plenty of space with multiple storage options - under stair storage inside and a lockable storage room adjacent to the under cover carport - with enough room for two vehicles.

Laundry is in family bathroom.

Open plan kitchen, meals & family living area.

Gardens are done for you as part of strata.

Reverse cycle air conditioner.

Undercover entertaining area.

Double carport + separate storage room.

Shared (communal) swimming pool.

Ideal relax after a hard day's work or plan tomorrow's golf game.

Being a part of the Real Estate in this suburb sure will be exciting and promising with all the current redevelopment and, of course, the world famous golf facilities.

Location is perfect. Surrounded by local bushlands and brilliant Swan Valley wineries, boutique breweries, restaurants, cafes and all the trimmings a tourist area provides - it is still only 40 minutes to the city and beach.

This superb villa is all about living a simple, no-fuss, quality life but plenty of vibrancy is around the corner if that is your desire. Don't miss out!!

Please note that this property is currently tenanted.

Lot size: 246sqm

Strata Fees: \$2980 per annum (includes reserve fund)

Council Rates: \$1560 pa

Water Rates: \$1098 pa

So again, make sure you are ready to act fast to secure this beautifully presented home in one of Perth's most magical and attractive suburbs - The Vines. This outstanding villa is the ideal home for first home buyers, small families, retirees or investors. YOU.

**Disclaimer:**

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