

4A Canara Road, Westminster, WA 6061



Villa For Sale

Wednesday, 22 November 2023

4A Canara Road, Westminster, WA 6061

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 99 m2

Type: Villa



Thomas Jefferson Wedge
0416657300

FRESH TO MARKET!!

Unlock Comfortable Living: Sought-After 3-Bed Villa in Westminster Awaits

THE RESIDENCE Discover the perfect blend of comfort and style in this delightful 3-bedroom front villa, where modern living meets functionality. The master bedroom is a haven of relaxation, featuring a split-system air conditioner for year-round comfort. The Master Bedroom features a ceiling fan, elegant downlights, and a built-in robe (BIR) for ample storage. Bedrooms 2 and 3 are equally well-appointed, Bed 2 with a split-system, down-lights, and BIR, ensuring a cozy and well-lit space for rest. Experience the convenience of a well-designed bathroom, complete with both a shower and a luxurious bathtub, perfect for unwinding after a long day. Not only that there are two toilets: One in the bathroom and one for guests with sink in the powder room. The dining and family rooms provide versatile spaces for entertaining or enjoying quiet family time. Culinary enthusiasts will adore the spacious, modern kitchen, boasting a gas cooktop, a contemporary oven, and a stylish tile backsplash, making meal preparation a delight. Also in the kitchen there is a gas cooking timer for safety. The practicality extends to the laundry room, equipped with a basin and a pet door, plus security screens for peace of mind. The home is climate-controlled with three split reverse-cycle air conditioners, ensuring comfort in every season. Additionally, the gas instant hot water system, along with gas and sewer connectivity, add to the home's efficiency. Aesthetic appeal is evident throughout, with lovely timber floorboards and gorgeous wood window treatments creating a warm, inviting atmosphere. The plush carpets in each bedroom add a touch of luxury and comfort. This villa is a perfect blend of elegance, convenience, and practicality, making it an ideal choice for those seeking a harmonious living space.

No Strata fees!

THE LOCAL Westminster is a suburb located in the northern region of Perth, Western Australia. It's known for being a residential area that offers a blend of traditional and contemporary Australian living. The suburb is characterised by its quiet streets, family-friendly parks, and a mix of housing styles, including both older homes and newer developments. The population of Westminster is diverse, with a mix of young families, professionals, and retirees. The area attracts those looking for a suburban lifestyle while still having access to the amenities and employment opportunities of Perth. The suburb is well-served by public transport, making it convenient for commuters. Westminster also boasts a variety of local shops, cafes, and community facilities, catering to the daily needs of its residents. The suburb's proximity to major roads and the city center makes it an attractive location for those who wish to balance suburban tranquility with easy access to urban conveniences. With its friendly community vibe and diverse population, Westminster is a suburb that appeals to a wide range of people seeking a balanced lifestyle in Perth.

WHAT'S INSIDE 3 Bedroom front villa Master Bedroom with split-system, fan, downlights and BIR Bed 2 with split-system and downlights and BIR Bed 3 with downlights 1 Bathroom with shower and bathtub 1 Powder Room with Toilet and Sink Dining room Family room Spacious modern kitchen Laundry room with basin and cat door; security screens Gas cooktop, Modern oven, tile backsplash Split reverse-cycle air conditioning x3 Gas instant hot water system Gas and sewer connected Lovely Timber Floorboards Downlights Carpets to each bedroom Gorgeous wood window treatments

OUTDOORS & MORE: Outdoor secure alfresco area Single garage with remote sectional door Lock up storage room x8 panels of solar to roof Off-street parking for 1-2 cars plus single lock up garage Security Screens Beautiful tidy street presentation and well-manicured and reticulated green verge Sturdy and well-maintained Brick and Tile build

WHAT'S THE AREA LIKE? Close to all local amenities such as Westminster Primary School and Stirling Central SCEasy access to Reid Highway, Wanneroo Road and the Mitchell Freeway Minutes to Coles Balcatta

INVITATION TO EXPERIENCE We look forward to welcoming you to 4a Canara Road, Westminster. This charming 3-bedroom villa is more than just a residence, this property represents a lifestyle choice, harmoniously combining contemporary comforts with a warm, inviting atmosphere. Tailored for those who appreciate a blend of elegance, practicality, and quality living, this villa is a testament to modern suburban living. To discover the unique appeal of this Westminster gem, reach out to arrange a private viewing with Thomas (0416 657 300). Embrace the chance to make this delightful home your own sanctuary. Welcome to your new home!

COSTS TO CONSIDER Council Rates: \$1,595.20 p.a. (approx.) Water Rates: \$1,086.02 p.a. (approx.) DATA TO DIGEST Lot: 208 m2 (approx.) Living: 99 m2 (approx.) Zoning: R40 No Strata fees! Embrace a lifestyle where comfort, convenience, and style converge. Presented in excellent condition, this Westminster true beauty will impress your friends and family. Call Thomas on 0416 657 300 to make an offer now.

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.