

**5/100 Aurelian Street, Palmyra, WA 6157**

**NEXT MOVE**

**Villa For Sale**

Wednesday, 12 June 2024

5/100 Aurelian Street, Palmyra, WA 6157

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Villa**



Michael Allen  
0438179758

## Offers from \$490,000

This alluring and upgraded villa offers space, sanctuary and a fantastic opportunity for first home buyers, downsizers, or savvy investors looking to enter the Palmyra property market. Conveniently located on Aurelian Street, with many parks, transport, and local shops within walking distance. This property is so close to Fremantle, the River, and Beaches - Embrace the activities and lifestyle here!! Step inside and be greeted by a light-filled front lounge room, with neutral tones, timber look floors, garden views, and ducted air venting. It is a perfect space for entertaining with guests, or simply relaxing after a long day. The well-appointed kitchen has been upgraded and features ample storage space, and modern appliances, making cooking a breeze. Both bedrooms are good sized and offer natural light, with neutral tones. The bathroom is centrally located and features a framed shower screen and vanity. Outside, you'll find a private courtyard, ideal for enjoying a morning coffee or having a BBQ. With low maintenance gardens, you can spend less time on upkeep and more time enjoying the lifestyle this property has to offer. F E A T U R E S- Spacious lounge room- Light and bright interior- Modern and neutral tones- Ducted air venting- Well-equipped kitchen- Stainless steel appliances- Gas cooktop- Wood look floors- Generous master bedroom- Central bathroom with a framed shower- Separate laundry- Private courtyard- Easy care gardens- Secure carport parking- Storage shed- Pets considered L O C A T I O N- 115m to Oz Park- 450m to Bush Park- 450m to WN Malcolm Reserve- 500m to Woolworths Melville- 750m to Palmyra Primary School- 1.5km to Melville Senior High School- 1.7km to Melville Plaza Shopping Centre (Coles, Pharmacy, cafe, restaurants, swimming, Dan Murphy's)- 3.1km to Bicton Baths, Swan River- 3.6km to Booyeembara Park- 4.4km to Point Walter Reserve, Swan River- 4.6km to Westfield Booragoon- 4.8km to Fremantle Cafe Strip- 15km to Perth

CBDTENANCY\*\*Currently leased for \$450 per week until the 19th September 2024\*\*O U T G O I N G S- Council \$1649 PA- Water \$962 PA- Strata \$858.31 PQThe home is located in the vibrant, and highly desirable suburb of Palmyra with parks, schools, shopping, restaurants, transport, Fremantle, beaches, Swan River, Melville Plaza and Westfield Booragoon all at your fingertips. Contact Michael Allen today to arrange a viewing and make this property yours!