

# 5/16 Koongee Cross, High Wycombe, WA 6057

## Unit For Sale

Wednesday, 10 April 2024



5/16 Koongee Cross, High Wycombe, WA 6057

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 88 m2

Type: Unit



Nick Mitchell  
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Alex Mitchell  
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## UNDER OFFER

- It's time to leave the rental market! You've got the chance here to secure an affordable and easy care property in the lovely suburb of High Wycombe. This three bedroom one bathroom villa tucked away in a corner of the complex is secure, private and comfortable. This is quite perfectly suited for first home buyers, downsizers and even savvy investors alike (if that's your style). Inside the home is neat, tidy and functional. The kitchen overlooks your outdoor area and green spaces beyond and is accompanied by an adjacent laundry with through access to the rear. This property has central split system air conditioning and gas connection both for all weather and all year comfort. There are three bedrooms, the master with its own fan plus mirrored robes and all of which are serviced by an original neat bathroom with shower and separate bath. The third bedroom is missing carpeting, but this should be a quick and cheap fix for anyone keen on moving right in! Outside the property has a patio to shelter from the Perth heat, some garden beds and a grassed area too. From this position of the estate, you even have the benefit of backing right onto the communal area which means no neighbours to your rear and some extra privacy and room to breathe. There really is a lot going for this home!

**Main Points:**

- 3 bed 1 bath and 1 carport
- Cozy light filled living areas
- Split system air conditioning and gas bayonet for heating
- Outdoor entertaining patio and low maintenance gardens
- Great position among the villas - backs onto common area
- Good High Wycombe location in a cul-de-sac
- Approx 228 sqm of land 88 sqm of internal living
- Built in 1995

You know that the market is crazy at the moment and you know that cool opportunities like this one are few and far between! Call The Mitchell Brothers for your chance to secure this home. Alex Mitchell - 0404 122 943 Nick Mitchell - 0415 833 131

Water rates: \$1,086.02 p/a (approx.) - Total for 2022 - 2023 financial year  
Council rates: \$1835.41 p/a (approx.)  
Strata fees: Approx \$700 p/q (approx.)

**Disclaimer:** Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.