

5/188 Fern Road, Wilson, WA 6107



Villa For Sale

Thursday, 7 December 2023

5/188 Fern Road, Wilson, WA 6107

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 71 m2

Type: Villa



Ally Carvaglio
0403273932



Glenn Buckley

Offers from high \$300,000's

Discover the perfect blend of comfort and convenience in this meticulously maintained villa, proudly presented by Think Pink Realty. Located in the desirable Riverton Bridge Foreshore area, this property not only offers a move-in-ready home where all the hard work has already been done but also provides easy access to a variety of points of interest and scenic spots along the river. Features include :- 2 Bedrooms with built in robes- Renovated bathroom with glass shower screens, large vanity, w/c and tiled from floor to ceiling with an IXL- Renovated kitchen with overhead cupboards, with stainless steel gas cooktop, electric under bench oven and rangehood- Split system reverse cycle air conditioning to the living, dining and kitchen area- Ceiling fans to the 2 bedrooms and the living area- Skirtings- Security screens to doors and windows- Private courtyard with extensive colorbond patio- Contribute to a sustainable lifestyle with solar PV cells, helping to reduce energy costs.- Auto reticulation- Store room- Covered carport

Location Highlights in the Area :- Scenic River Views: Explore the picturesque surroundings along the river, offering scenic views and walking paths.- Lo Quay River Cafe: Just a short 5min walk away - 350m- Riverton Forum: 5min drive - 2.3kms. - Riverton Leisureplex: 3min drive - 1.9kms All this and much more! With restaurants, cafes, schools, and other amenities for a well-rounded lifestyle. Nest or invest in an ever-growing market and secure a property that remains affordable. Don't miss out - contact us for a private viewing and make this move-in-ready villa in a prime location your new home!

COUNCIL RATES - :\$1,607.69 - 23/24 Financial Year
WATER RATES - :\$815.21 - 22/23 Financial Year
STRATA FEES - :\$534.06 per quarter

Disclaimer: Disclaimer: The information provided has been prepared with care however it is subject to change and is not intended to form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.