

**5/58 Edgefield Way, North Beach, WA 6020**

**Max Comben Group**

**Sold Villa**

Sunday, 22 October 2023

5/58 Edgefield Way, North Beach, WA 6020

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**



Jackie Tomic  
0400988358

**\$675,000**

ULTIMATE LIFESTYLE, PRIVACY AND SECURITY FOR OVER 55'S RESIDENTS ...First time on the market, this delightful home has been enjoyed by its owner since it was built in 2012. Like the current owner you too can now enjoy secure quality coastal lifestyle in a sought-after suburb of North Beach! THIS GORGEOUS HOME IS JUST THAT LITTLE BIT MORE SPECIAL! IN ADDITION TO ITS BRILLIANT LOCATION, THE HOME IS PRIVATELY POSITIONED AT THE END OF THE COMPLEX AND COMES WITH ITS OWN GATED ACCESS TO ALVIS PL AT THE REAR - for added comfort and ample visitors parking. This perfectly positioned villa is nestled in a beautifully maintained small private complex for OVER 55 residents. It offers not only a blue-chip coastal location but also a peaceful and secure lock and leave lifestyle to enjoy maximum leisure time. Whether you enjoy staying home or travelling, this is a dream downsizer, complemented by an electric security gates and comfortable living spaces with a well thought out floorplan. It boasts timber flooring in the living areas, modern kitchen with stone bench tops, stainless steel appliances and ample storage cupboards. The villa also has a gas hot water system, gas point in the living area and low running cost ducted evaporative air conditioning. You will also enjoy a well-proportioned open plan living which opens to your private entertaining area and a king size master suite with ensuite and built in robes. Both bedroom 2 and 3 are large rooms overlooking the front yard. This impressive villa is conveniently located near public transport, parks, Charles Riley Reserve, Hammersley Golf Course, North Beach Shops and Karrinyup Shopping Centre as well as Flora Terrace restaurants. Other close by facilities are North Beach Tennis and Bowling clubs, and the wonderful beaches of Trigg, Mettams Pool and North Beach. Contact Jackie Tomic on 0400988358 and secure your new home today! Investor information: whilst this property requires residents to be over 55, it doesn't restrict the age of the owner. ACCOMMODATION FEATURES AND BENEFITS: • Prestigious coastal lifestyle precinct, security privacy and convenience • Safe and secure complex with electric gate • Well cared for and maintained complex with only 10 dwellings • Entry foyer • Well-designed open plan living and dining which seamlessly extends to the alfresco entertaining area • Perfectly appointed sizable kitchen with stone benchtops and substantial storage cupboards • 3 large bedrooms (2 with built-in robes • King size master suite with built in robes and ensuite • 2 delightful bathrooms • Ducted evaporative air conditioning • High ceilings • Timber Flooring to living areas • Lockup garage with storage and internal access • Patio entertaining area with alfresco blinds and private gate to Alvis Place • Laundry with a huge linen cupboard and access to drying area • Investors can be of any age but residents/tenants must be over 55 • Low strata fees, only \$530 per quarter - includes building insurance WATER: \$1275.58 COUNCIL: \$1908.95 Built 2012