

**55B Burnham Way, Girrawheen, WA 6064**

Initiative

**Unit For Sale**

Monday, 29 January 2024

55B Burnham Way, Girrawheen, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 79 m2**

**Type: Unit**



John Tran

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## EOI

This lovely well-presented home has all you could ask for. Perfect to nest or invest, it is an opportunity you don't want to miss! When you walk in, you are greeted with an inviting living area - the perfect space to relax and kick up your feet. The kitchen is a good size with ample storage and space. The 3 great-sized bedrooms are carpeted and have such a warm, homely feel. The laundry and the modernized bathroom are a great size and offer you exactly what you need. Lastly, as you walk out to the back garden, you will be entranced by the gorgeous greenery and beautiful presentation with fruit trees such as 2x mango trees, 3x lime and 1x lemon trees. Plenty of space for children to play and grow your own fruits and vegetables. It is the perfect entertainment area under the patio for all your friends and family, which just completes the outdoor atmosphere. What more could you ask for? It is the perfect combination of comfortable living and superb location. MORE TO LOVE:- Great size block 572sqm (duplex potential)- Split system air conditioning- Nice carpets- Nice wooden flooring- Built-in wardrobes- A massive shed- Carport- Solar Panels- Security screens - No strata fee- Amazing location - close to parks, schools, public transport, and all amenities- 20mins from Perth CBD Call John Tran 0413 697 917 for more information. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller 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 inquiries.