

**6/12 Wingfield Avenue, Crawley, WA 6009**

**DUET**

**Sold Apartment**

Monday, 14 August 2023

6/12 Wingfield Avenue, Crawley, WA 6009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 149 m2**

**Type: Apartment**



Jake Polce

0862447860

**\$770,000**

**THE FEATURES YOU WILL LOVE**An incredible opportunity to secure this sizeable ground floor home in one of the most sought after complexes in Crawley, St James, known for its thoughtful and discreet neighbours and situated just steps to the beautiful Swan River. Walk through your front door straight into Kings Park and stroll, picnic and gather with family and friends. This is a real lifestyle change in an environment of absolute nature and beauty! Featuring a spacious open plan living area with sliding doors opening on to the large walled garden and alfresco. Abundant storage throughout, plus a store room for bigger items, together with undercover and secure parking.

**THE LIFESTYLE YOU WILL LIVE**Walkability is the name of the game with this home, with Zamia Café and Matilda Bay Café at your door. Steps to hospitals and UWA – catch the CAT bus into the city just a few minutes away! This home is all about lifestyle and convenience!

**THE DETAILS YOU WILL NEED:**Council Rates: \$2,140.35 per annumWater Rates: \$1,337.05 per annumBuild Area: 149m<sup>2</sup>Admin Fund: \$937.94 per qtrReserve Fund: \$274.96 per qtr