

**6/3 Poets Lane, Kalamunda, WA 6076**

**Professionals**

**Unit For Sale**

Wednesday, 10 January 2024

6/3 Poets Lane, Kalamunda, WA 6076

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Joe Stillisano

**From \$430,000**

Offering perfect presentation this unit has just had a makeover that includes:• Freshly REPAINTED inside.• Brand NEW carpets.• Brand NEW LED downlights.Located on the quiet "Poets Lane" you are close to the town centre plus parks and walking trails. Anyone can live here as there are NO AGE RESTRICTIONS, plus PETS ARE ALLOWED.The many features include:• Large living space with split system air-conditioner and ceiling fan.• Large main bedroom with 2 door built-in robe and ceiling fan.• Second bedroom fits a double bed and has a 2 door built-in robe.• Kitchen looks out to the yard and has a pantry cupboard.• Bathroom has a separate shower and bath.• Laundry has a 2 door built-in linen cupboard.• High roof carport fits a 4WD.• Fully fenced rear yard has a patio area.• Ceiling insulation.• Easy-care yard with manual reticulation.• Close to town centre.• No age restrictions.• Pets allowed.Council Rates: \$1,651.15 per annumWater Rates: \$404.84 per annumIn a small group of 8 units the strata levies are:• \$700.00 per quarter Admin Fund (includes Building Insurance & strata maintenance).• \$300.00 per quarter Reserve Fund.For a private inspection or more information call Joe Stillisano on 0423 579 966