

**6/34 Martin Avenue, Nedlands, WA 6009**



**House For Sale**

Tuesday, 9 January 2024

6/34 Martin Avenue, Nedlands, WA 6009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 175 m2**

**Type: House**



David Snell

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## Offers Around \$775,000

Generous in size and central in location, this large 3 bedroom 2 bathroom villa is tucked away in a quiet complex, close to every amenity you could wish for!! The perfect location for students of UWA or those working in Subiaco and Perth CBD who want to avoid a stressful commute. Light and bright with neutral decor and is super spacious throughout. Skylights to both bathrooms and the laundry are thoughtful and practical additions. All bedrooms are queen size. The master and 2nd bedroom have double built in robes. Both bathrooms have handheld shower roses. The kitchen has a 4 burner gas stove, Westinghouse fan forced oven and grill, rangehood, built in fridge recess and lots of cupboard and bench space. Outside, a large, low maintenance courtyard offers plenty of room for entertaining. This property is located in a quiet street just minutes away from UWA, QEII Medical Centre, Sir Charles Gairdner Hospital, Subiaco and Perth CBD, shops, transport options and picturesque Kings Park. Other features include but are not limited to:- 3 large bedrooms, 2 with double built in robes- 2 spacious bathrooms, both with hand held shower roses and skylights - Huge lounge/dining room with cassette reverse cycle air conditioner, gas point and sliding door access to courtyard- Chef's kitchen with lots of cupboard and bench space, 4 burner gas stove, rangehood and fan forced electric oven- Fujitsu reverse cycle air conditioner to the master bedroom- Double linen cupboard- Good size laundry with skylight- Low maintenance courtyard with pergola area- Single carport plus separate storeroom- 111sqm of living, 175sqm allocated land area- Close to UWA, transport options, QEII Medical Centre, Sir Charles Gairdner Hospital, Kings Park and just a few minutes drive to Subiaco and Perth CBD- Council Rates \$2142.85 (2023-2024)- Water Rates \$1192.80 (2023-2024)- Strata Levies \$870.00 per quarter The property is currently rented at \$530 per week to wonderful tenants who would love to stay on... investors, this means no leasing expenses or vacancy factor to consider, you will receive rent right from settlement! Call David Snell today on 0400 827 800 to arrange your private inspection!