

6 Ben Place, Willetton, WA 6155

Sold House

Saturday, 2 September 2023



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Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 589 m2

Type: House

\$1,350,269

Nikki Varga is delighted to present to the market 6 Ben Place, Willetton. Be the envy of all your friends by owning this 2021 built family home located in the Rostrata Primary School and Willetton Senior High School zones. Set in a family friendly area, this is in one of Willetton's rarest opportunities and you will not want to miss it. **WHAT YOU WILL LOVE:** - 5 Bedrooms plus a study- Main bedroom with walk in robe- Bedrooms 2, 3, 4 and 5 with double sized built in robes - Bedrooms 3 and 4 also with built in study desks - Theatre room with built in cabinets as well as a separate games room with floor to ceiling inbuilt storage cupboards- Massive open plan living area combining kitchen, living and dining (9x8.14m)- Dream kitchen with 2 walk in pantries plus a scullery, stone bench top, 2 dishwashers, 900mm gas cooktop and under oven - Scullery with 6 power points, also included in the walk in pantry - Plumbing in place for a plumbed fridge/freezer- Massive dining area with built in buffet - Laundry with hidden walk in linen cupboard - Additional double linen in the front entry - Stone benches in the bathroom, ensuite and kitchen - Zoned ducted reverse cycle air-conditioning throughout, Seller upgraded to a larger system to cover those very hot WA days - Hybrid timber flooring throughout and quality tiling in bathrooms - Gas instant hot water system- 18 Solar panels with 5KW inverter- 2022 installed fibre glass pool with kreepy krauly and pool blanket. Provision to add pool heating in place - Dream outdoor entertaining area with built in cabinetry, sink, dishwasher and gas bayonet (BBQ not included)- Low maintenance 589sqm green title block- Reticulation provisions in place however not required for this very low maintenance property - Double garage with automatic door, shoppers entrance, downlights and built in storage shelving - Ducted heating and cooling air-conditioning vent on separate controls for garage area - Garage with capped plumbing for a hot and cold shower, toilet, kitchen sink and dishwasher- 3 phase power - 250sqm of living space - Builders structural warranty transferable to new owner **WHAT YOU NEED TO KNOW:-** Council rates \$1,850pa (approx.) - Water rates \$1,680pa (approx.)- Potential weekly rental income \$1,000-\$1,100 per week For further details phone Nikki Varga on 0419 956 944. **Disclaimer:** Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.