

63/45 Elvire Street, Viveash, WA 6056

Sold Villa

Monday, 14 August 2023



63/45 Elvire Street, Viveash, WA 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Villa



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\$389,500

Life here is truly bliss. The Waters Edge estate is a renowned state of the art community. Accessed via secure electric gates residents here indulge in the simple luxuries of life! There is a communal pool, spa, gym, steam room and sauna. Everything right at your doorstep. A simple life awaits. Villa number 63 is a modern offering to the market with three comfortable bedrooms and 1.5 bathrooms. The master bedroom at the front of the home benefits from direct semi-ensuite access and an additional toilet. There is open plan central kitchen/living that looks out over both of your internal and external seating areas. All the modern conveniences here with gas cooking, electric oven, rangehood and space to store your essentials. Out the back there is a sheltered courtyard with established fruit trees. Here you have hints of nature and an occasional sound of birds thanks to an open reserve directly behind the home which you can enjoy direct gated access to should you choose. There is a built-in camera security system, sheltered carport, modern flooring, ducted air conditioning system and a storeroom among other bonus features. If you can't wait for the home open, contact The Mitchell Brothers now. Alex Mitchell - 0404 122 943 Nick Mitchell - 0415 833 131 Water rates: \$970.53 p/a (approx.) Council rates: \$1800 p/a (approx.) Strata rates: \$815 per quarter. For period 01/07/2022 to 30/06/2023 Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.