

**6A Gibb Crescent, Westminster, WA 6061**

**CHASE**

**Sold Villa**

Monday, 14 August 2023

6A Gibb Crescent, Westminster, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 104 m<sup>2</sup>

Type: Villa

**\$490,000**

**THE VIBE** This spacious, low maintenance street-front villa offers a practical, modern floor plan with an abundance of local amenity and convenient access to road or rail transport to swiftly get you to your desired location, be it ocean, airport or the CBD.

**THE DETAIL** Built in 2013, this bright 3 bedroom, 2 bathroom villa offers the feel of your very own home with its street front positioning and large double garage. With NO common property or strata fees this well presented home is an ideal entry point into a burgeoning suburb. Single storey for downsizers, affordable for young couples or families or savvy investors can take advantage of the generous rental returns on offer. Inside you will find a light filled and spacious open plan living, dining and kitchen area. The contemporary kitchen offers a 4-burner gas cooktop, Bosch dishwasher, stone benchtops and ample storage. The master suite features a generous WIR with private ensuite and great separation from the minor bedrooms. Down the hall you will find an additional two bedrooms, both with BIRs and a central shared bathroom, with a bath and a separate WC. Outside offers a north-facing courtyard where you can entertain friends, or just sit back and relax in your own private space to unwind. Other features include: - Stone benchtops throughout - Modern white roller blinds - Kelvinator reverse-cycle air conditioning - multiple split systems - Sliding glass door opens up to your private undercover alfresco entertaining area - Double lock up garage with remote access - Current Lease in place until July 13th

**THE DEAL** This little stunner will appeal to an array of buyers and we anticipate demand to be strong. Contact Stacey today on 0419 71 3330 or [stacey@chaseresidential.com.au](mailto:stacey@chaseresidential.com.au) to have all your questions answered and to register your attendance at our upcoming home open.

**THE LOCALE** Esperanto Gibb Reserve - 200m  
Mirrabooka Square Shopping Centre - 500m  
Reid Highway Access - 600m  
Stirling Train Station - 4.5km  
Nearest Beach - 9km  
Perth CBD - 9km  
Perth Airport - 12km

**THE NUMBERS** Council Rates: Approx. \$1510 per annum  
Water Rates: Approx. \$1380 per annum  
Strata Fees: N/A

**THE DISCLAIMER** This information is provided for general information purposes only and is based on information provided by the Seller or Strata Company or past Sales information and may be subject to change. All distances quoted are approximate only. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.