

7/136 Waratah Avenue, Dalkeith, WA 6009



Sold Villa

Friday, 13 October 2023

7/136 Waratah Avenue, Dalkeith, WA 6009

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Vivien Yap

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Contact agent

Absolutely perfect for the busy downsizers' lifestyle, this low-maintenance, over 60's residence in one of Perth's most desirable suburbs is the ideal combination of practicality, comfort, and ease. Located on a corner block in a tightly held complex of just seven villas, this two-bedroom, one-bathroom street-front home offers ducted reverse-cycle air conditioning, a covered rear terrace, fresh and airy interiors, high ceilings and quality finishes throughout. Relax in the front living room and adjoining dining space, a hushed escape overlooking the surrounding garden beds and lawn and boasting a blend of contemporary tiling upon entry and smart timber laminate flooring. The main bedroom - also at the front of the property - features a large bay window, double built-in robes and an extra-large, fully tiled ensuite with a wide frameless shower, a wall-mounted folding seat and rails, double vanity and mirrored cabinets. Adjoining is an extension of the ensuite, offering extensive floor-to-ceiling storage and direct entry to the separate WC and fully tiled laundry. Here, this home provides even more storage, a tub and bench space. At the sunny rear of the property, entertain in style in the modern kitchen, complete with granite benchtops, dishwasher, double sinks, Bosch stove top and Miele oven. With a window opening out to the alfresco terrace - and a stone bench top and sink outside - simply serve your guests directly from the kitchen. Bi-fold doors from the kitchen entry open into bedroom two, a space that could be utilised as a second living room if required, with built-in cabinetry and shelving and a sliding glass door to a smaller and super private terrace. Peaceful and neat as a pin, the flow between the terrace, kitchen and living areas creates an ambience of space and openness. There has been a lot of thought put into ensuring this property provides as many storage and lifestyle options as possible. Features in the alfresco terrace, for example, include an Outdoor Ziptrack Blind, ideal for sun protection on a hot day, a rear access gate to the side entry of the villa complex, and behind a privacy wall bordering the terrace, even more storage with built-in shelving, completely waterproof and lockable. Elsewhere, relax knowing the entire property boasts security screens and security glass, ensuring an independent life without forgoing style and quality. Directly opposite an array of shops and cafés and a few minutes' walk to the upmarket Waratah Avenue shopping precinct, spectacular Bishops Rd Reserve and riverside walks, this home is a must-see. Contact Vivien Yap on 0433 258 818. Features: • 2 bedrooms, 1 bathroom • Single carport - but room for 3 cars • Over 60's Complex • Private covered alfresco terrace • Additional storage off the bathroom • Ducted reverse cycle air conditioning • Rear gate access to extra parking off Robert St • Outdoor waterproof and lockable storage • Bedroom 2 could be a second living room • Immaculately maintained • Established, leafy garden surrounds • Well-managed strata • Soft-touch lighting • Soft-closing kitchen cabinetry • Miele oven, Bosch stove • Dishwasher • Outdoor serving window from the kitchen • Outdoor shade blind • Fully tiled bathroom and laundry • Quality fixtures throughout • Security screens and glass Location (approx. distances): • Waratah Ave before Robert St bus stop 24m • Bishop Road Reserve (riverside) 550m • IGA Waratah Ave 700m • Waratah Ave cafés 350m • Dalkeith Primary School 750m • Dalkeith Tennis Club 850m • Nedlands Golf Club 1.9km • Claremont Quarter 2.2km Council rates: \$2168.99pa (approx) Water rates: \$1218.76pa (approx) Strata rates: \$660.75pa (approx) Total Strata Area: 155sqm