

# 7/3 Morrow Mews, Kardinya, WA 6163

## Sold Villa

Friday, 1 September 2023

7/3 Morrow Mews, Kardinya, WA 6163

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 246 m2

Type: Villa



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**\$441,000**

Cul-de-sacs are a great place to live... they are often quiet, don't get much traffic and can be a great place for kids to play. Morrow Mews is no different and this street-front villa even has parkland and walkways across the road! Built in 1988, it is in pretty much original condition. Yes, you'll likely want to paint, change floor coverings and window treatments, update/remodel the kitchen and bathroom... but it's certainly a home you could live in as you update it. It features: • Family room with air conditioner. • Kitchen / meals. • The kitchen has an electric cooktop and electric oven. • Two minor bedrooms, both with built-in robes. • Master bedroom with built-in robe. • Semi-Ensuite bathroom with shower, vanity and bath. • Laundry with wc. • Single carport with room to park additional cars on the driveway behind it. • Store room. • Front garden with reticulation. • Group of 8. • Ideal for First Home Buyers, singles, couples and Investors alike. Dwelling - approx. 94sqm. Store - approx. 5sqm. Yard - approx. 147sqm....giving a total of approx. 246sqm. Council Rates - approx. \$1,670.83 ('23/'24 FY). Water Rates - approx. \$997.77 ('22/'23 FY). Strata Levies (Admin plus Reserve) - total approx. \$656.25/qtr. Located within close proximity to public transport, Samson Primary School, Kardinya Park Shopping Centre, medical facilities such as Fiona Stanley and St. John of God hospitals, Bibra Lake, Adventure World and much more. For further information, or to discuss viewing arrangements, please contact Leigh Moore or Sarah McCredie today! \*Information Disclaimer: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgment about the information included in this document. MVP Real Estate provides this document without any express or implied warranty as to its accuracy or currency. Any reliance placed upon this document is at the client's own risk. MVP Real Estate accepts no responsibility for the results of any actions taken, or reliance placed upon this document by a client.