

7/53 Powell Street, Joondanna, WA 6060

 buymyplace

Sold Unit

Monday, 6 November 2023

7/53 Powell Street, Joondanna, WA 6060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Unit



buymy place
1300289697

Contact agent

Phone Enquiry ID: 224041FIRST HOME OPEN CANCELLED - UNDER OFFERThis lovely two-bedroom, single-level villa is the ideal entry-level home located in the beautiful inner-city suburb of Joondanna. Situated at the top of a hill in a quiet street, this small, peaceful complex of only eight units offers ample owner and visitor parking in a relaxed, comfortable and friendly environment. The villa has been freshly painted, creating a clean and welcoming ambiance. A well-designed floorplan features a private living room at the front and an open-plan living space at the rear. The kitchen opens to the dining area, which in turn, leads out to a delightful, spacious courtyard. Extensive use of timber flooring and carpeting in the bedrooms adds to the overall immaculate presentation, making it a move-in ready option. At the heart of the villa is the well appointed kitchen which offers excellent countertop space and storage, meaning that meal preparation is both a delight and an opportunity to interact and socialise. Additionally, there is a separate laundry with its own rear exit for convenience and a separate toilet which offers an unusually practical aspect for residents and guests alike. A well proportioned bathroom is bathed in natural light and has good natural ventilation. Its functional layout allows for comfortable use by two people simultaneously without feeling cramped. A virtually new Bosch instant hot water system provides endless hot water. Built-in robes and a split system air conditioning unit enhance the large main bedroom, ensuring comfort day and night. The second bedroom serves well as a guest room, study or baby's room. The rear courtyard is a delightful and secure space which comprises a small deck and a lovely private area in which to relax, enjoy a glass of wine, or have friends over for a barbecue. The location of the villa complex is perfect, situated within a vibrant, up-and-coming suburb, with exceptional access to the city, freeways, and the coast. It's also conveniently close to various restaurants, wine bars, shopping options and numerous parks and open spaces. The Powell Reserve, the Albert James Park and the Joondanna Reserve are all within a short stroll. For those looking for a sound investment, the current rental expectation for this villa is approximately \$480 to \$530 per week. Lastly, it's worth mentioning that with only eight villas in the complex, the owners have agreed to self manage the strata arrangements. This means that the strata fees are only an incredible \$250 per quarter!

FINANCIALS AT A GLANCE: Council Rates - \$1,477 p/a Water Rates - \$1,032 p/a Strata Fees - \$250 p/q Rental Expectation \$480 to \$530 per week