

**7/6 Strickland Street, South Perth, WA 6151**

ian hutchison

**Sold Villa**

Friday, 23 February 2024

7/6 Strickland Street, South Perth, WA 6151

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 79 m2**

**Type: Villa**



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**\$685,000**

Lifestyle, Location, Low Maintenance, Lock Up & Leave it will be difficult to find a better value villa that offers this level of accommodation on the doorstep to all South Perth amenities including the foreshore, Swan River and fantastic shopping precincts! If you are looking for a home without steps this amazing villa could be for you, or a property to add to your investment portfolio, or a convenient city base. This spacious neat and tidy, low-maintenance 2-bedroom villa offers an unbelievable lifestyle. The kitchen and bathroom have been renovated and the villa has been painted throughout and is in a ready to move-in condition, however, you can add your personal touch. This abode has a delightful blend of convenience and lifestyle. Offering upgraded wet areas, timber floors to the living areas and a wonderful alfresco area ideal for entertaining. Positioned just a short stroll to the vibrant Angelo Street shopping precinct, where you will find everything you require including; cafes, speciality shops, Coles, cafes and restaurants. The location ensures easy access by public transport or car whether you are commuting to the CBD or studying at UWA, Curtin University, Murdoch University, or a FIFO worker with easy access to Perth Airport and access to freeways south and north. Viewing is essential, if you are looking for a perfectly located villa close to all amenities in move in condition! Additional features but not limited to:

- Sensational location just around the corner Angelo Street Shopping precinct
- Spacious living room with access to rear courtyard
- Modern spacious kitchen with adjoining dining area
- Two bedrooms - master with BIR's and split R/C Air Conditioning
- Renovated bathroom with walk in shower
- Separate WC
- Dedicated laundry
- Timber flooring to living areas
- 2 split R/C air conditioning - living and master bedroom
- Undercover car bay
- Spacious Rear Alfresco courtyard ideal for entertaining
- Store room
- NBN Connected
- Alarm System
- Security Screens
- Easy care and low maintenance property
- Close to Angelo Street shopping precinct, transport and foreshore
- Well maintained
- Built: 1973
- Internal living area: 79m<sup>2</sup>

This is SENSATIONAL and SUPER CENTRAL LIVING by any measure. BE QUICK! Council Rates: \$2,049.26 pa Water Rates: \$1,011.41 pa Strata Levy: \$675 pq (Admin Funds \$625 + Reserve Funds \$50)