

**7/9-11 Luffingham Street, Melville, WA 6156**



**Sold Villa**

Thursday, 28 March 2024

7/9-11 Luffingham Street, Melville, WA 6156

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**



Linton Allen  
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**\$640,000**

Welcome to tranquillity and convenience wrapped in one delightful package! Nestled within a serene and secure complex, this charming 3 bedroom, 1 bathroom villa offers an inviting retreat amidst the bustling cityscape. With its prime location near transport links, vibrant shopping precincts, and the Swan River, this property epitomizes convenient living at its finest. With low strata fees, it presents an enticing opportunity for downsizers, first-time homebuyers, astute investors, and dynamic professional couples alike. Prepare to embrace a lifestyle of ease and comfort in this meticulously crafted haven. Other features include:-  
- Spacious kitchen includes fridge recess, dishwasher, double sink, 4 electric hot plates, range-hood, plenty of cupboard and bench space + extra overhead cabinetry  
- Generous open plan lounge/dining areas with reverse cycle air conditioning  
- Master bedroom includes double built in robes, TV antenna point, ceiling fan and air conditioning  
- 2 remaining bedrooms are double sized with double built in robes and ceiling fans  
- Large main bathroom composing of double vanities with storage cupboards, rain-head shower and heat lamps  
- Front paved courtyard with raised garden bed  
- Large storage shed  
- Electric storage hot water system  
- Undercover carport  
- Paved rear sitting area  
- Double linen cupboards  
- Separate WC  
- Security screen  
- Low strata fees!  
- Quiet and secure complex facing the popular WM Malcolm Reserve  
- Close to transport, shops & the Swan River  
DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract.