

**7 Gilba Place, Maida Vale, WA 6057**

**Professionals**

**House For Sale**

Friday, 1 December 2023

7 Gilba Place, Maida Vale, WA 6057

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 366 m2**

**Type: House**



Michael Wallace

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**\$585,000 +**

Finished in 2023, the current owners have done all the planning and waiting so now it's your turn to reap the rewards! This beautifully completed 3x2 is simply ready to move in and sits proudly amongst other new builds! A few key features of this home are the size of the living area and all three bedrooms. The stylish kitchen complete with stone benchtops looks across the huge living area and right out to the backyard complete with alfresco which is under the main roof. The master bedroom is a hit complete with his/hers walk-in robe, roller shutter to the window plus an ensuite with separate WC. Both minor bedrooms are great size and come with double built-in robes. Outside, there is enough yard area for kids or pooches to play while not being over the top if you have a busy life. The garage has been given extra clearance for taller vehicles with access to the backyard via a roller door at the rear of the garage. Features Include: 366m<sup>2</sup> approx. Block Stunning 3x2 Home completed this year and lived in for only a brief period Downlights throughout Open plane kitchen with stone that looks out to the backyard Great master with his/hers walk in and lovely ensuite Hybrid flooring Great sized minor bedrooms Second bathroom with stone benchtop and separate bath/shower Roller shutter to the front window of the home New split system a/c to be installed prior to settlement Security screens to front and rear doors Alfresco under main roof Garage door with addition clearance for taller vehicles Rear access to backyard via roller door in the garage For more information on this fantastic opportunity please contact Michael Wallace on 0401 748 291. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.