

72/45 Elvire Street, Viveash, WA 6056

Professionals

Sold Villa

Friday, 20 October 2023

72/45 Elvire Street, Viveash, WA 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 100 m2

Type: Villa



Team Kantor

0410275600/0437682268

\$417,000

Welcome to "Watersedge" Private Estate in Viveash which offers not only an enviable resort like lifestyle with its swimming pool, spa, gym, sauna and steam room but also offers peace of mind, privacy and security in a very sought after gated complex. This property is sure to appeal not only to the owner occupier or downsizer, but also to the astute investor looking for a very low maintenance investment offering a rental return of \$475 to \$500 per week. This well maintained home offers:-

- Master bedroom with WIR, semi ensuite and separate WC
- 2 good sized minor bedrooms
- Open plan family and meals area
- Chef's kitchen with quality appliances and lots of cupboard space
- Ducted evaporative air conditioning throughout
- Carpets and hybrid flooring recently replaced
- Gas bayonet in family/meals area
- Good size laundry & 2 x WC
- Good sized store room
- Rear pergola
- Lovely easy care gardens
- Instantaneous gas hot water
- Corner location with manicured lawn

SHARED AMENITIES:-

- Gated complex
- Sparkling swimming pool
- Spa
- Sauna
- Steam Room
- Fully equipped gymnasium
- BBQ area
- Ample visitor parking
- Children's playground

OTHER PERTINENT INFORMATION:-

- Shire Rates: \$1,909pa (approximately)
- Water: \$970pa (approximately)
- Small pets allowed (See Strata Management Statement for more info)
- Land area 211m² approx
- Buildings 100m² approx
- Strata Fees: \$770.00 per quarter
- Leased until December 2023

If you are looking for a well maintained, home or investment property in a secure, gated complex offering wonderful amenities close to schools, public transport and only a couple of minutes drive to the largest shopping complex in the eastern corridor, then you must put this property on your must see list!! If you would like more information please contact Tim Kantor on 0410 275 600 or Rebecca Kantor on 0437 682 268. 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 buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner, the Agent, Sales Representative and the Agency and are expressly excluded from any contract.