

# 8/11 McCaw Mews, Yangebup, WA 6164

## Sold Villa

Monday, 30 October 2023



8/11 McCaw Mews, Yangebup, WA 6164

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 92 m2**

**Type: Villa**



Derick Pitt

0894149440

## Contact agent

Are You Over 55? Conveniently positioned close to public transport, this two bedroom villa with BRAND NEW floor coverings offers one lucky buyer a SECURE & CAREFREE lifestyle in this very well presented small complex of 11 villas. Villa 8 offers an abundance of living space which includes an open plan dining and generous family room area, alongside a modern kitchen complete with a gas hot plate, electric oven, pantry with plenty of cupboards and bench space. There is a spacious main bedroom with large built in robes, a well appointed bathroom and toilet.... while the spare bedroom and laundry are positioned at the rear overlooking the paved courtyard. Complete with an undercover carport and remote controlled roller door, a private storeroom and a couple of communal visitor car bays, this is your EASY CARE LIFESTYLE OPPORTUNITY. Additional features includes a split system air conditioner, gas bayonet point, gas storage hot water system, security screens and doors, 2 tv points, 2 telephone points, ceiling fans and a clothes line. This delightful villa has strata fees of approx \$432 per quarter and is conveniently positioned with bus transportation links virtually on your doorstep and an adjacent park..... just perfect for your morning exercise or a simple leisurely stroll. Locally- With Milgun Reserve (Park) at the complex's doorstep- Less than a minute's walk to the nearest bus stop- 1.8km to Lakelands Yangebup Shopping Centre (Local IGA, pharmacy, newsagency & eateries)- 3.3km to Cockburn ARC, Library, Medical & Centrelink- 4.1km to Cockburn Gateways Shopping Centre- 4.3km to Cockburn Central Station including New Metronet Rail Link- 5.3km to Kwinana Freeway- 6.7km to Woodman's Point- 9.6km to Fiona Stanley Hospital- 9.9km to Murdoch University For more information on this property, please contact: Derick Pitt Director & Licensee - Thrive Real Estate 0438 011 690 [derick@thriverealestate.com.au](mailto:derick@thriverealestate.com.au) DISCLOSURE: Some photos contain the use of virtual furniture. DISCLAIMER: This document has been prepared for advertising and marketing purposes only. Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy and accept no responsibility for the results of any actions taken, or reliance placed upon this document and interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.