

**8/13 Norman Street, St James, WA 6102**

**Villa For Sale**

Friday, 3 May 2024



8/13 Norman Street, St James, WA 6102

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Alex Stelbovics  
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## Over \$475,000

**\*\*Home Open\*\*** this Saturday **\*\*12 - 12.30pm\*\*** the 4th of May. If you love your privacy and security, then this light and bright, 3-bedroom, villa is for you. Featuring a spacious open plan living/meals/kitchen area, opening to the outdoor paved courtyard, this elevated home overlooks a safe and secure group of 9 villas. And there is room for you, to add your own personal improvements and value.> Open plan living/meals room, featuring floating floors, split system air-conditioner, gas bayonet and opens to courtyard> Kitchen is complete with electric oven, gas cookers, double sink and sky-light> Laundry adjacent to kitchen, opens to back courtyard> Bedroom 1 with robe recess, overlooks front yard and is adjacent off the living area> Master bedroom (2) is a double size and has a split system A/C, built in robe, and semi ensuite access> Bathroom is modern and recently renovated with large shower, vanity and tiled to the ceiling> Bedroom 3 features a robe recess and overlooks the front yard> Sun-drenched paved courtyard with storeroom> Security alarm system> Single Carport> Automatic Security gate to the front of the complex> Strata Fees \$383.58 per quarter> Water Rates \$930.20 per year> Council Rates \$1,725 per yearAll of this secure space is located just a few hundred metres to the bus stop, 1.5km to the East Victoria Park cafe precinct, 1km to Oats Street train Station, 3.1km to Curtin University, Carousel shopping centre 3.6km, 6.1km to Perth CBD and 6.9km to the Perth Airport.