

# 8/30 Aurelian Street, Palmyra, WA 6157



## House For Sale

Wednesday, 3 April 2024

8/30 Aurelian Street, Palmyra, WA 6157

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 67 m2**

**Type: House**



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## **Please call for details**

Character-filled two bedroom villa featuring high raked ceilings, jarrah floorboards and a modern kitchen and bathroom in a sought-after location just five minutes' drive to the picturesque Swan River. The interior is bright and open, with stylish light fittings and charming brickwork. A welcoming lounge room flows into the dining area where a set of timber French doors open out to the delightful backyard. In the modern, well equipped kitchen meal preparation is made easy with an abundance of cupboard storage space, induction cooktop, and rangehood. Both bedrooms are carpeted for comfort, and the updated bathroom features floor to ceiling tiling and frameless shower glass. The backyard is surprisingly spacious with a decked gazebo set amongst garden beds looking out over an easy-care patch of lawn. There is also a private patio providing a lovely spot to enjoy a cuppa outside or entertain friends and family. And if you don't feel like hosting, why not meet at The Left Bank or Dome Café on the river nearby instead? You will appreciate the easy walk to the shops, cafes, and parklands. With local schools, golf courses, sporting facilities and much more located close by. It's just five minutes' drive to Woolworths Melville, with easy access to Fremantle, the coast, and major arterial roads. 2 bedrooms 1 bathroom 1 car Jarrah floorboards Split-system air conditioning Feature ceiling, cornices, skirting boards Cleverly concealed European style laundry Soft-closing kitchen drawers Built in robes in main bedroom Security screens Large backyard with alfresco and gazebo Single carport with shoppers' entrance Council Rates: \$1,645.43 per annum (Approx.) 2023-2024 Water Rates: \$943.31 per annum (Approx.) 2022-2023 Strata Rates: \$577.50 per quarter (Approx.) 2023-2024 \*Projected to increase 2024-2025 Please call Michael Harries on 0434 076 229 for further details