

8/56 Federal Street, Tuart Hill, WA 6060

ACTON

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PROPERTY

Villa For Sale

Monday, 22 January 2024

8/56 Federal Street, Tuart Hill, WA 6060

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 84 m2

Type: Villa



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CONTACT AGENT

One of the many fabulous things about this 3 bedroom, 1 bathroom villa in vibrant Tuart Hill is the size of the outdoor area - with a rear shaded patio, mature trees and a big grassy yard for the kids and their cubby house, all just a casual stroll from the Main Street shops that include cool cafes and supermarket. From the front door you'll notice that this home has loads of flair - from the modern grey tones in the interior paintwork to the crisp timber-look floors throughout the living space and bedrooms. You'll enter the home from your carport into the lounge room which looks out over the front garden where established shrubs provide tonnes of privacy. The kitchen and dining is separate with direct access through sliding glass doors to the patio, which is shaded by sails and the perfect place for your outdoor setting and alfresco dining in the cool of the evening. The bedrooms are off a central hall ending at the bathroom with its lovely deep tub. 2 of the bedrooms have built-ins and the master has air-conditioning. This is a great home for a young family or downsizers who love a little garden time and don't want to be car reliant. It also has huge appeal for a sharp investor eager to snap up a great home in a terrific location.

Main Features

- Solid brick and tile construction
- 3 bedroom - built-ins in 2 bedrooms
- 1 bathroom
- Large backyard with mature trees and high brick privacy fence
- Established front privacy garden
- Undercover parking for 1 car
- Open kitchen and dining and separate lounge room
- Separate laundry
- Air conditioning
- Slim line venetians
- Bathroom with bathtub
- Rear storage shed
- Instant hot water
- Rear storage shed

Location

- 310m Main Street shops
- 250m Robinson Reserve
- 430m Osborne Park Bowling Club
- 300m Osborne Park IGA
- 8kms Perth CBD
- 400m Servite College Primary and Secondary
- 600m Osborne Park Primary School
- 500m Tuart Hill Community Kindergarten

Water Rates: \$1,045.16pa
Council Rates: \$1,565.92pa
Strata Fee: \$577.15pa

PLEASE NOTE THAT THESE PHOTOGRAPHS HAVE BEEN DIGITALLY EDITED FOR MARKETING PURPOSES.

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