

**8/61 Rochester Avenue, Beckenham, WA 6107**



**Unit For Sale**

Thursday, 15 February 2024

8/61 Rochester Avenue, Beckenham, WA 6107

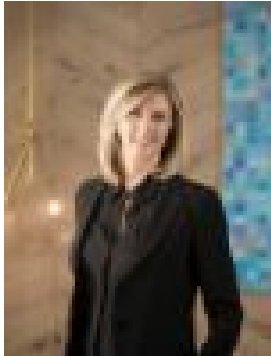
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 89 m2**

**Type: Unit**



Suzanne Brown  
0893149888

**From \$409,000**

Welcome to 8/61 Rochester Avenue, Beckenham! This charming villa is the perfect opportunity for first home buyers, downsizers, or investors looking for a great return. Featuring three bedrooms and one bathroom, this unit offers comfortable living and the well-designed floor plan ensures ample space and privacy for everyone. The unit also boasts a modern bathroom and a separate toilet for added convenience. The ducted evaporative air conditioning system ensures year-round comfort. Step outside and discover the delightful courtyard, perfect for outdoor entertaining or simply enjoying a morning coffee. Within walking distance of Beckenham Primary School, Beckenham Train Station, and the new Mills Park Centre and Nature Play Space and a quick drive to Westfield Carousel Shopping Centre where all your shopping desires are met. With the location offering many public transport options, educational facilities and access to major arterial roads - you won't be disappointed. Property features Include: • 3 bedrooms • 1 spacious bathroom • Single carport • Low strata fees • Outdoor storage shed • Ducted Evaporative Airconditioning • Ceiling fans • Outdoor patio Location features include: • Mills Park Centre - 950m • Beckenham Primary School - 1.3km • Beckenham Train Station - 1.8km • Westfield Carousel Shopping Centre - 3.5km • State Football Centre - 4.1km • Perth Airport (T1 & T2) - 14.5km • Perth CBD - 14.9km Financial Information: • Council Rates - \$1800.00 per annum approx • Water Rates - \$1200.00 per annum approx • Strata Levies - \$550.00 per quarter The price guide for this property is offers from \$409,000, offering excellent value for money in the Beckenham area. Don't miss out on this fantastic opportunity to secure a well-maintained unit in a sought-after suburb and location. Contact Suzanne today on 0417 916 220 to arrange a private inspection and make this property your new home.