

# 8 Addis Way, Wandi, WA 6167

## Sold House

Wednesday, 8 November 2023

8 Addis Way, Wandi, WA 6167

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 307 m<sup>2</sup>

Type: House



Team Trolio

0414498596

**\$544,000**

Photos to follow Wednesday 8th November! Coming soon, Super spacious and impeccably built 3 bedroom 2 bathroom residence boasting FOUR living areas and offering an incredible versatile floor plan at such an affordable entry point into this highly sought after suburb! Offering ultimate privacy and segregation throughout, this meticulously designed home caters for all buyer demographics and types, including downsizers, 1st home buyers, and investors with fantastic rental yield and depreciation benefits and allowances (subject to individual circumstances, tax rates etc). The study can easily be utilised as a 4th bedroom and even potentially closed off for privacy via cavity sliding doors/wall, the theatre doubles down as a 4th living area, alternatively another bedroom if you choose or activity/games room. Other impressive features include: Open plan kitchen, family and meals areas beaming with loads of natural light, ducted air conditioning, alarm, large alfresco, room for pool, remote double garage. Approximate 142 sqm of Living Area, Approximate 178 sqm of Total House Area, 307 sqm Allotment\*\*\* Currently leased until 18 January 2024 at \$470 per week therefore Vacant Possession not Available with a settlement date requested prior to 19 Jan 2024\*\*\* Phenomenal Access to Freeway, Schools, Shops and Public Open Space/Parks. Team Trolio welcome your enquiry and invite all real estate agents to introduce a buyer to this home. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.