

9/2 Headingly Road, Kalamunda, WA 6076

Sold Villa

Wednesday, 18 October 2023

9/2 Headingly Road, Kalamunda, WA 6076

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 174 m2

Type: Villa



Susanne Broido
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\$605,000

Situated in the heart of Kalamunda and overlooking Stirk Park, enjoy a lifestyle where everything essential is within walking range and only 30 minutes from Perth CBD and 15 minutes to Airports. Built in 2009, this single-level residence boasts impeccable presentation, offering all the features you desire. It cleverly optimizes space, providing a natural flow and an airy ambiance, with three generously sized bedrooms, allowing the freedom to convert one into a formal dining or entertainment hub. The well-appointed kitchen transitions into the open dining and living areas with French windows and sliding doors that allow natural light and fostering unforgettable gatherings. Outdoor enthusiasts will appreciate the expansive private courtyard, lawn area, rose garden, and an undercover patio ideal for outdoor entertaining. Whether you are looking to downsize, are a professional, or an investor, experience the convenience and comfort of this low-maintenance property. With no age or pet restrictions and situated in a prime location, it offers the perfect lifestyle freedom. Located in a secluded corner of the secure and gated Green Gables complex, this is one of nine strata-titled villas. Property facts

- Main bedroom with an ensuite and built-in robes
- 2nd and 3rd bedrooms with built-in robes, and the option to convert one into a formal dining or entertainment space
- Separate, spacious bathroom
- Open-plan kitchen, living, and dining area
- Kitchen features a pantry, gas cooktop, and high-quality appliances, including a fan-forced oven and integrated LG dishwasher
- Laundry with access to the outside
- Split System Air Conditioner
- Undercover patio, which can also serve as extra parking (suitable for a caravan)
- Paved courtyard, lawn area, and rose garden
- Auto reticulation system
- Separate powered storeroom
- Carport for one vehicle and ample guest parking
- Single-level design with no stairs
- No age or pet restrictions

• Green Gables, Kalamunda was constructed in 2009, with 9 strata-titled villas.

- Brick & tile construction on a 343 sqm lot with street frontage, expansive paved driveway and securely gated.
- Proximity to all essential amenities
- 30 minutes to Perth CBD and 15 minutes to the airports

Council Rates \$1,650 pa (approx) Water rates \$985 pa (approx) Strata fees \$540.00 per quarter (which includes building insurance) Experience the vibrant community feel, just a short walk from cafes, restaurants, shops, public transport, and medical amenities. This immaculate property is ready for you to settle in seamlessly. Such opportunities are rare, so be quick or you will miss out. For further information, please contact Susanne Broido on 0499 770 237 or Amelia Beagley on 0487 436 681

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