

99B Ravenswood Drive, Westminster, WA 6061



Sold Villa

Sunday, 22 October 2023

99B Ravenswood Drive, Westminster, WA 6061

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 129 m2

Type: Villa



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END DATE SALE - Offers presented 9nd of November 2023 UNLESS SOLD PRIORPotential rent \$600 per week | Prime residential location | Secure parking two carsApproximately 205 sqm block | Approximately 129 sqm home | Separate private courtyards Brief //Easy care 3 bed 2 bath villa that is well presented well located spacious with separate living areas and strong rental returns that outshine the rest of AustraliaLocated just west of the St Gerard Minster with nothing to do here but move in and enjoy including ducted AC alarm and security two separate private courtyards and schools parks transportation and amenities all moments awayMany features include :- Secure double garage has shoppers entry and rear court access- Feature and security door under the grand entry- Stainless steel oven cook top and range hood- Sliding door via laundry to the courtyard- Westinghouse 4 burner cooktop- Bed 3 with double built in robe- Gabled patio with ceiling fan- Triple sliding robe to master- Low maintenance gardens- Double sink with mixer tap- Separate WC off laundry- 3 bedroom 2 bathroom - Good size living spaces- Bed 2 with built in robe- Security screens doors- Ensuite with heat lamp- Separate living areas- Westinghouse oven- Gas point to living- Separate laundry- Modern kitchen- Gas connected - Built in linen x2- Led down lights- Evaporative AC- Security doors- Built in pantry- Alarm system- Gas HWS- LEDProperty //Private low maintenance home providing security and comfort with style for the relaxing lifestyle in this very walkable location to all the local amenities amazing parklands schools and transport3 bedrooms and 2 bathrooms this well cared property has a master with walk in robes ensuite and with good separation possible from the multiple living areasThe chef's kitchen with stainless steel appliances overlooks the living area which flows to the larger private courtyard benefiting from the northern orientation by receiving natural light generously all year round and especially in the winter months bathing the living areas with soothing warm natural sunlightThe minor bedrooms are all good sizes with built-in storages and serviced by the minor bathroomA secure double garage with shoppers rear access allows easy secure entry to the property and the automated garage door ensures privacy and securityLifestyle //This area presents an abundance of stunning parks and awesome shops each just moments away providing the lifestyle of convenience such as the Mirrabooka Shopping Centre for all your shopping needs and the LA Nights Cafe for socialising and stylish funA convenient property in one of the best locations in WESTMINSTER with very low costs perfect for the downsizers young families or secure lock and leave investingLocation //So much is just a stone's throw away -- the Dianella Primary and Secondary Colleges Westminster Primary School lush local parklands public transport multiple shopping centres and major arterial roads for easy access to the city the coast Perth Airport and our picturesque Swan Valley The Western Australian Golf Club is nearby in Yokine The word "convenient" is an understatementDistances //- Perth - 10km- Reid Hwy - 1.8km- Public transport - 50m- Northlands Plaza - 1.2km- Mirrabooka Square - 1.3km- Westminster Primary - 200m- Des Penman Reserve - 500m- Nollamara Sports and Recreation - 475m(All measurements are approximate)Don't miss this fantastic opportunity for home owners and investors alikeBuilt : 2007Land : (approximately) 205 sqmInterior : (approximately) 129 sqmCourtyard : (approximately) 59 sqmWater Rates : (approximately) \$ 1000 p.a.Shire Rates : (approximately) \$1500 p.a.Strata : (approximately) \$0T&C'S:* End Date Sale - Offers presented 9 | 11 | 2023* The sellers reserve the right to accept an offer prior to the End Date Sale process* Finance offers welcome (A written pre-approval will assist you in the offer process) * Building & Termite inspections are welcome* Flexible settlement time frames available* Subject to sale offers are welcomeOffice : 9344 5577Edi : 0438 933 506Email office : mirrabooka@ljh.com.auEmail direct : edward.carver@ljhooker.com.auDisclaimer:In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct The accuracy of the information provided to you written or verbal cannot be guaranteed If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you