

# 104B Camarino Drive, Woodvale, WA 6026

julie ormston  
& partners

## Duplex/Semi-detached For Sale

Sunday, 23 June 2024

104B Camarino Drive, Woodvale, WA 6026

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 449 m2

Type:

Duplex/Semi-detached



Julie Ormston  
0893080700

## In the \$700s

Perfect for First-Time Buyers, Downsizers, and Investors! Discover the many features of this delightful 3-bedroom, 1-bathroom home nestled in the heart of the highly sought-after Woodvale. Conveniently located within walking distance to all that this vibrant suburb has to offer, this is an excellent opportunity for those looking to enter the property market, downsize, or invest.

3 Bedrooms | Semi ensuite Bathroom | Family/Dining | Storeroom/Soundproof Studio | Automated Carport with tandem parking for two vehicles and rear access | 449m<sup>2</sup> | Large Shed

**Modern, Open-Plan Living** This home has been thoughtfully reconfigured for contemporary, open-plan family living. The neutral colour palette throughout provides a blank canvas, ready for your personal touch.

**Spacious and Versatile Backyard** The generous backyard offers ample space for a pool and plenty of room for children and pets to play safely.

**Tranquil Main Bedroom** The main bedroom, positioned at the front of the home for added privacy, features semi-ensuite access and a built-in double robe.

**Stylish and Functional Kitchen** The revamped kitchen is the heart of the home, equipped with overhead cabinetry, an extended bench with a breakfast bar, a brand-new oven, dishwasher, and a 4-burner gas cooktop. It's a culinary delight!

**Comfortable Living Space** The adjacent living and dining areas are perfect for family gatherings and entertaining, providing a warm and inviting atmosphere.

**Generous Minor Bedrooms** Both minor bedrooms are spacious enough to accommodate queen or double-sized beds and come with built-in robes.

**Well-Appointed Bathroom** The bathroom features a neutral colour scheme and includes a vanity, bath, and shower, ensuring a comfortable and practical space.

**Bonus Space** The insulated storeroom has been a wonderful home studio and music room for my sellers. I am sure your teenagers would commandeer it as their gaming room!

**Additional Features:**

- Split system air-conditioner in the casual living area and ceiling fans in the bedrooms for year-round comfort.
- Broad frontage allows off-street parking for additional vehicles.
- Convenient rear access via the carport.
- Large shed for extra storage or workshop space.
- No strata fees or common insurance costs.
- Rheem Stellar gas storage hot water system.
- R3.5 batts insulation for added energy efficiency.
- Roller shutters

This property is a rare find in Wonderful Woodvale. Don't miss out on this outstanding opportunity - call Julie O on 0409111111 to schedule your viewing today!

Whilst every care has been taken with the preparation of the details contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.