

**22B Westlake St, Wilson, WA, 6107**



**House For Sale**

Friday, 30 August 2024

22B Westlake St, Wilson, WA, 6107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## GORGEOUS & SPACIOUS REAR HOME

Welcome to 22B Westlake Street, Wilson a fantastic property perfect for a couple, family, or investors seeking a blend of space and convenience. This well-designed property offers 3 bedrooms, 2 bathrooms, plus theatre room/4th bedroom, with a generous building size of 130 m<sup>2</sup>, providing ample room for comfortable living.

Tucked away privately to the rear of the block with a double remote garage, the home is freshly painted with brand new carpets. This unique floor plan provides great separation between the two wings of the home. The king-sized Master bedroom has an ensuite and walk-in robe. The Theatre room is located to the front of the home, and could be utilised as a Home office or 4th bedroom.

Further along the hallway, we have an additional 2 double bedrooms, family bathroom, separate laundry and WC.

The spacious open plan kitchen, living and meals area flows through to the landscaped courtyard with easy care artificial turf, mulched gardens and an undercover paved patio- perfect for entertaining!

Home features include:

- \*3 bedrooms plus Theatre/ 4th Bedroom
- \*2 bathrooms plus separate WC
- \*Theatre room/Home office
- \*Open plan living & dining area
- \*Kitchen with gas cooking, 900mm oven and stovetop, wide double fridge recess & shoppers entry from garage
- \*Undercover alfresco entertaining area overlooking landscaped gardens
- \*Ducted reverse cycle air conditioning throughout
- \*Low maintenance tiled living areas
- \*Freshly painted & new carpets
- \*Master with WIR, Bed 2 and Bed 3 with BIR's
- \*Double remote garage
- \*31 course ceilings throughout the living area

This quiet riverside hub of Wilson has easy access to public transport & arterial roads ensuring a quick commute to Perth CBD and other nearby areas.

Nearby amenities include:

- \*450m to Centenary Park
- \*950m to Canning River walking and cycle path
- \*1.7km to Lo Quay River Café
- \*1.8km to Curtin University
- \*2.3km to Village Green with 24 hour IGA Supermarket, Varsity Bar, restaurants and specialty stores
- \*3.5km to East Victoria Park café strip
- \*3.6km to Westfield Carousel, cinemas & entertainment
- \*10km to Perth CBD & Perth Airport

Given its ideal location, versatile living options, and the appealing lifestyle that comes with living in Wilson, 22B Westlake Street is expected to sell very quickly. Don't miss your chance to make this lovely property your new home!

Rental Return: We expect this property to rent in the range of \$700-\$750pw; please speak to Sardelic Real Estate about managing this investment.

OUTGOINGS:

Council Rates: \$1917pa (City of Canning)

Water Rates: \$1143pa

No Strata Fees: Share of insurance cost only