

# 8 Viognier Link, Pearsall, WA 6065

CENTRO ESTATES

## House For Sale

Tuesday, 2 July 2024

8 Viognier Link, Pearsall, WA 6065

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 243 m2**

**Type: House**



Susan Taylor  
0863801212



Stephanie Taylor  
0863801212

## Contact Agent

Located on a whisper quiet street, and only a short walk from a beautiful park, local shops and schools, this fantastic 3-bedroom 2-bedroom offers a low maintenance family lifestyle which will appeal to many. The hub of the home is the well-appointed kitchen which opens to a light and spacious living/dining area, with split system air conditioning and gas bayonet for year-round comfort. Sliding doors open to the low maintenance courtyard with a pergola and shade sail – perfect for backyard BBQs. The generous master suite boasts a walk-in wardrobe and ensuite bathroom. The second and third bedrooms both have built-in wardrobes and share easy access to the main bathroom and a separate powder room. Freshly painted throughout and with brand new carpets. with shops, schools and transport links are only moments away – life has never been more convenient. This property is perfect for a young family, downsizer looking for a low maintenance lifestyle, or a savvy investor looking to take advantage of the great rental yields that the Perth property market has to offer. Features include, but are not limited to:- 3 bedrooms- 2 bathrooms- Powder room- Low maintenance Courtyard- Gas stove and convection oven- Secure double garage- Freshly Painted- Security doors- Low maintenance- Laundry with easy access to drying courtyard Proximity (Approx):- Salitige Park – 60m- Pearsall IGA – 550m- Nearest Bus Stop – 350m- Edgewater Train Station– 4.5km- Mullaloo Beach – 9.2km- Joondalup Gate Shopping Mall – 4km Strata Fees - \$165.83 PQ Council Rates - \$1,900 PA Water Rates - \$895.40 PA Please note that digital staging of furniture has been used for marketing purposes. For any more information or to book a viewing please contact Susan Taylor on 0417 771 112 or Stephanie Taylor on 0408 914 117. Disclaimer: It is important to note that the photos included in this marketing material are for illustrational purposes only. Whilst every care has been taken in the preparation of the information contained in this marketing, please be aware that Centro Estates will not be held liable for any errors in typing or information.