

**2/44 Grenville Street, Tuart Hill, WA 6060**

**Townhouse For Sale**

Saturday, 29 June 2024

2/44 Grenville Street, Tuart Hill, WA 6060

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 112 m2**

**Type: Townhouse**



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## Offers

Welcome to 2/44 Grenville, a quaint townhouse that packs a punch! This 3-bedroom townhouse is nestled on a quiet street, tucked away down a driveway for added privacy. On the ground floor, you'll find the open-plan family, kitchen, and living areas that extend to the generous back enclosed patio, providing a functional space for everyday activities. The heart of the home is the kitchen, equipped with stainless steel appliances including a gas stove, 600mm oven, dishwasher, and abundant cabinetry, including overhead storage. A large window looks out to the patio area, offering a perfect backdrop for some added greenery. Adjacent to the kitchen is the functional laundry with built-in cabinetry and a separate toilet. This space could be easily converted into a laundry/scullery for those renovation enthusiasts. All three bedrooms are situated upstairs, along with a family bathroom which additionally acts as a semi ensuite to the master. Each bedroom is carpeted with large windows for natural light and airflow. Security is plenty with security screens on the front and back doors, along with security shutters on the living room, laundry, and master bedroom, which also help block bright light and heat on warmer days. The patio is spacious enough to accommodate additional dining or living space. There is also a separate storage room for added convenience. The townhouse is conveniently located near local amenities, schools, parks, and public transport. It provides easy access to cafes, restaurants, shopping centres, and recreational facilities. Commuting is straightforward with major roads and public transport options nearby, connecting you to the city and beyond. Currently tenanted on a periodical lease, this home presents as a fantastic investment opportunity OR move in after settlement. **\*\*No Strata Fees\*\*** Approximate Rates: Council: \$1,608 p.a Water: \$1,167.80 p.a Features: • 3 bedrooms • WIR to master and single BIR to secondary bedrooms • 1 bathroom (2 toilets) • 1 car garage with additional open parking for another car • Split A/C to living, master and one secondary bedroom • Laundry with built-in cabinetry • Open plan kitchen, living and dining • Stainless steel appliances to kitchen • Functional kitchen layout with breakfast bench • Covered patio • Store • Built 1995 Location: • Dog Swamp Shopping Centre - 1.3km • Karrinyup Shopping Centre - 7.8km • Mulberry Tree Child Care Centre - 450m • Tuart Hill Primary - 500m • Servite College - 1.0km • Grenville Reserve - 600m • Osborne Park Bowling Club - 1.9km • Stirling Community Centre - 850m • Perth CBD - 7.9km • Lake Monger - 6.0km • Glendalough Train Station - 3.4km • Scarborough Beach - 9.7km Disclaimer - Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.