

1/12 Binnar Court, Erskine, WA 6210



Unit For Sale

Tuesday, 2 July 2024

1/12 Binnar Court, Erskine, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 256 m2

Type: Unit



Martha Malkovic
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Offers Over \$535,000 Stunning Property

Welcome to unit 1, of 12 Binnar Court, Erskine, an immaculately kept three-bedroom, two-bathroom and two car garage home. Nestled in a secluded area of Erskine, this timeless home offers proximity to the estuary, reserves, walking tracks, and an array of beautiful beaches just minutes away. Enjoy a leisurely stroll to nearby shops and all essential amenities.

Key Features: Modern Kitchen: A beautifully renovated kitchen with stone benchtops, plenty of draws and cupboards, optimally positioned sky light, island bench and gas cooktop. A compact laundry is conveniently located off the kitchen adds to the home's practicality. Wherein you will also find the shopper's entrance. Spacious Living: Open-plan living and dining area, perfect for entertaining and family gatherings. Tiled and looks out over the out door area. Comfortable Bedrooms: Three carpeted bedrooms with built-in wardrobes, including a master located to the home with; stylish louvers, spacious en-suite and walk in robe. Stylish Bathrooms: Two well-appointed bathrooms with contemporary fixtures and finishes. The Family/guest bathroom offers a bath. Outdoor Space: A secluded courtyard, perfect for relaxation and hosting gatherings. Equipped with pull-down blinds, it offers an excellent spot for your morning coffee...rain, hail or shine! At the front of the property, there is a beautiful garden for leisurely gardening. Parking: Secure garage parking for two vehicles, providing convenience and peace of mind. As well as extra driveway parking. Additional Highlights: Located in a peaceful cul-de-sac, ensuring privacy and minimal traffic. And positioned at the front of a small, six-unit complex. Stay cool in summer with ducted evaporative air conditioning and cozy in winter with efficient gas heating. Low-maintenance living with all the modern conveniences. Strata Fees; With low strata fees of approximately \$270.00 per quarter, covering exterior maintenance and building insurance (\$1,080/year in total). Gas hot water system, wall mounted washing line, reticulation to the front yard. Council Rates \$1,700/yr approx Water Rates \$1,271/yr approx

Looking online is one thing, but nothing beats seeing the real thing. Contact Exclusive Selling Agent Martha Malkovic on 0439 930 043 or martha@kevingreen.com.au to arrange your walk through or discuss making an offer. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries. Martha Malkovic 0439 930 043 martha@kevingreen.com.au Find Me On FaceBook.