

**Unit 1/456 Kalamunda Road, High Wycombe, WA
6057**

Professionals

House For Sale

Tuesday, 23 April 2024

Unit 1/456 Kalamunda Road, High Wycombe, WA 6057

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 327 m2

Type: House



Amit Khokhar
0893061111

Offer Above \$579,000

FIFO, LOCK AND LEAVERS, LOW MAINTENANCE LIFESTYLERS - this property has the ingredients to appeal to you!!! This super tidy villa in fully secure complex will provide a relaxed oasis for those seeking a secure and central location in an attractive suburb, adjacent to Welshpool/Kewdale Zone, Airports yet within a flourishing local area with plenty of options for local shopping, schools, and parklands that the immediate suburb has to offer. The family atmosphere of the area and suburb presentation is highly sought after and the infrastructure of the train line line to the airport and Bayswater-City line set for completion in 2024 will boost the ongoing demand and interest further into the future. Don't miss out on this unparalleled opportunity to elevate your lifestyle. Contact Amit on 0430 047 077 today to schedule your private booking and take the first step towards owning your dream home. Upon entering through the secure gates the home itself has easy care paving all around the front and rear which is evident throughout this super tidy complex. Double remote garage offers a shoppers door entry into the kitchen as an alternative to the front door entry. Light and bright with easy care flooring the open plan Living zone leaves plenty of options for room and furniture configurations, while the kitchen breakfast bar, and the entrance to the outdoor alfresco link all the living areas in. The kitchen has a rangehood over gas cooktop, bench and cupboard space is set amply wide to allow for multiple persons within the kitchen at one time. Bedrooms and bathrooms run down one hallway maximizing interior area with all bedrooms that will accommodate double beds if not queens, carpets in good condition with robe recess in all bedrooms. Bathrooms are well present and in excellent condition for the age. Common Bathroom has separate bath as well as shower, vanities and cabinetry in spick and span condition for both bathrooms. Two toilets with a separate one of the laundry and a private toilet within the master ensuite. The exterior is a blank canvas with paving completely covering the outdoor area, meaning you can make this super low maintenance home your own. Enclosed fencing with gate to exit adjacent the garage. Property Features include: - 3 bed 2 bath Home with 2 Toilets & Double Garage- Reverse Cycle Air-conditioning in Living Room- Remote Double Garage, 3rd parking bay exclusive to the property + visitors parking out front- Low Strata Levies that are well worth the expense for what the complex entails. Anticipated Charges: Strata Fees - \$258 per Quarter which includes the Building Insurance, Water Charges - \$1,250 yearly, Shire Rates - \$1,650 yearly. Location Features: - Easy access to transport hubs plus the upcoming train line for city - airport link- Walking distance to schools, local shops, and 700m to The Village Shopping complex- 2 local Primary Schools, Private School and district High school all within the suburb or next- 3 Child Care centers, 13 Cafes and Restaurants, and loads of specialty shopping in the area. The complex entrance is under 500 meters from the Kalamunda Road and Roe Highway intersection providing quick and easy access to outlying areas one way, while on the other just down the road to the The Village - High Wycombe shopping complex and other local specialty shops. This thriving area so close to Midland, the Hills and easy access to the Swan Valley is set to grow! ON Don't miss out on this exclusive opportunity to own a piece of luxury in the heart of West Perth. Contact Amit on 0430 047 077 now to arrange a private viewing anytime during weekdays or weekends before it's too late. Disclaimer: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate. However, buyers must make independent enquiries and rely on their judgement about the information included in this advertisement. Wanneroo provides this information without any express or implied warranty regarding its accuracy or currency. Buyers are advised to make their enquiries about the accuracy of this information.