

248A Albany Highway, Centennial Park, WA, 6330



Unit For Sale

Wednesday, 14 August 2024

248A Albany Highway, Centennial Park, WA, 6330

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



Lee Stonell

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LOVE IT OR LEASE IT

While this delightful villa would make a comfortable abode for a single person, couple or small family looking for a low-maintenance property and an easy lifestyle, it would also be a very appealing option for investors prioritising good returns.

Tucked away and set well behind another dwelling on a separate plot of land that faces the highway, this property is a smart, freestanding survey strata residence with a double width carport under the main roof and plenty of space in front and to the side to park additional vehicles.

The Hardiplank clad and Colorbond home was built in 2013 and has been decorated with fresh, neutral décor throughout. It also offers a choice of living spaces, with a carpeted lounge off the main entrance and an air-conditioned open plan kitchen, dining and living area inside and an undercover patio at the rear for outdoor barbecues or entertaining.

With ample cabinetry, a four-burner gas cook-top, under-bench oven, dishwasher and double sink, the kitchen is a lovely well lit workspace with a breakfast bar for casual dining.

The good sized master bedroom, with walk in robe and ensuite is found near the front of the home and a hallway off the open plan living area leads to the two minor bedrooms, both double size and with built in robes. All bedrooms are carpeted and the hallways and open plan living area have durable timber look vinyl planking laid throughout.

A bathroom with a walk-in shower, vanity and bath and a separate toilet are conveniently located near the second and third bedrooms. The adjacent laundry, with a good amount of storage built in, has a sliding glass door that accesses a landing with steps that lead down to the grassed yard.

Although this is a manageable size, there's enough space for gardening enthusiasts to get creative and establish a beautiful garden of their choice. A small shed is already there to stow away the lawnmower and there is plenty of room under the house for even more storage out of the weather.

This is a well presented, modern home on a manageable 470 sqm plot with the convenience of town only four minutes' drive away, and a bus stop near the top of the driveway.

Everything is ship shape and ready for new occupants to move in and enjoy the relaxed ambience and stress-free lifestyle on offer at this inviting home.

To arrange an inspection of this beaut property don't delay in contacting Lee Stonell on 0409 684 653 or lee@merrifield.com.au

What you need to know:

- 2013 built Hardiplank and Colorbond villa
- Freestanding, set well off the main road behind another property
- Double carport and extra parking space on two sides
- Modern, neutral décor throughout
- Air-conditioned open plan kitchen, dining and living area with gas bayonet
- U shaped kitchen with gas stove, electric oven, dishwasher, double sink, pantry and breakfast bar
- Master bedroom has walk in robe and ensuite
- Two additional double sized bedrooms with built in robes
- Bathroom with shower, vanity and bath
- Laundry with built-in cupboard
- Separate toilet
- Undercover patio flowing off the open plan living area
- Grassed yard with garden shed, storage space under house
- 470 sqm plot, easy care with lots of scope to beautify
- Four minutes to town; bus stop near top of driveway
- Quiet, secluded location, private yard
- Rental appraisal \$500 - \$530 per week
- Council rates \$1,921.72 per annum
- Water rates \$1,525.99 per annum