

37/45 Elvire Street, Viveash, WA 6056

Professionals

Unit For Sale

Wednesday, 26 June 2024

37/45 Elvire Street, Viveash, WA 6056

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 131 m2

Type: Unit



Team Kantor

0410275600/0437682268

Offers

This beautifully presented, two storey townhouse will suit buyers with a budget in the \$500k's. With nothing to spend and all the work done, just move in and enjoy the wonderful lifestyle on offer here. Located in a "resort-style" complex within walking distance to La Salle Catholic College, the Swan River and a short drive to Midland Gate Shopping Centre, St John of God Midland Hospital and the beautiful Swan Valley wineries. The gated and secure complex offers amenities such as a swimming pool, sauna, spa, bbq areas, playground and a fully equipped gymnasium. FEATURES:-* 3 spacious, upstairs bedrooms* 2 bathrooms & 3 WC's* Two separate living areas downstairs * Ducted evaporative air conditioning* Feature electric fireplace and gas bayonet* Security mesh doors and windows downstairs* New carpets and freshly painted in the last 12 months approx* Colorbond patio in charming garden setting overlooking pool area* Single carport with hardstand - room to park 2 cars* Storeroom with power* Land: 184m2 Living: 131 m2 (sizes approximate) COMPLEX FEATURES:-* Gymnasium & sauna* Community pool & spa * Children's playground* Barbecues and picnic tables for entertaining friends and family* Secure gated complex* Pets allowed You will love the walk trails around the Swan River leading all the way to the Woodbridge Playground. Take a walk or ride a bike to explore Blackadder Creek with its natural bushland and mature trees where bird life thrives. NEARBY SCHOOLS :-• La Salle College• St Brigids Primary School• Governor Stirling Senior High School This property will appeal to many different demographics - retirees, small families, singles/couples and investors. If you are looking for a spacious, "resort style" home offering you an exceptional river side lifestyle, this lovely property offers everything you need! OTHER PERTINENT INFORMATION:-• City of Swan Shire Rates: \$2000.00• Water rates (23/24): \$1036.30• Rental estimate: \$650.00 per week• Strata Levy: \$1036.30 per quarter (NB: All sizes and figures are approximations.) Contact Team Kantor to register your interest today:-Rebecca 0437 682 268 Tim 0410 275 600E: teamkantor@5starrealty.com.au Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate, however, may be subject to change without warning at any time and this is often out of our control. Prospective tenants and buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner, the Agent, Sales Representative and the Agency and are expressly excluded from any contract.