

1/194 Forrest Street, Palmyra, WA 6157



Villa For Sale

Sunday, 23 June 2024

1/194 Forrest Street, Palmyra, WA 6157

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 76 m2

Type: Villa



Thomas Jefferson Wedge

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Offers Presented Monday 6pm

Stylish and Warm 2-Bedroom Villa in Prime Palmyra Location This special property will capture you from the moment you step inside. Warm, stylish and inviting with all the modern conveniences, what will really take your breath away is the beautiful, mature garden sanctuary that hides within these private walls. Palmyra is the best-kept secret in the Fremantle/coastal area! Close to the beach and the river without the coastal prices. This 2-bedroom, 1-bathroom villa offers the perfect blend of comfort and convenience, situated in the heart of Palmyra, Western Australia. Just a stone's throw from all the action, whether it's off for a quick dip in the ocean, to the shops to resupply or even to Perth CBD you'll never be far from everything you need.

OUTDOOR SANCTUARY GARDEN From the living spaces your outlook is to a stunning sun-drenched private courtyard garden, perfect for outdoor dining, entertaining, or simply unwinding and enjoying nature after a busy day. Imagine not only an orchard that is already prepared for you, but also a garden filled with flowers that draw birds and offers flowers to gather for your table and friends. Olive, mango, lime, lemon, orange, bay, apple and nashi pear trees cleverly and lovingly grown by the current owner, ready for you to enjoy for years to come. In summer shelter under the shade of the passionfruit and sultana grape vines, and beautiful Eucalyptus Vitrix tree.

HOME FEATURES. Spacious Living: This warm, contemporary villa features a spacious living area with plenty of natural light, creating a warm and inviting atmosphere. Modern Kitchen: The modern kitchen is a delight to work in with a Bosch Cooktop and oven and dishwasher and ample storage, soft closing drawers, a large pantry and and stainless steel benchtop. Open Plan living: Well designed open plan kitchen, dining and living spaces with engineered European oak flooring, split system air conditioning and with stunning garden outlook. Private Bedrooms: The bedrooms are both lovely with BIR and split system ACs, offering plenty of room for relaxation and rest. Ample Parking: Enjoy the convenience of a single carport with additional parking space for another car behind.

PRIME LOCATION: Close to Fremantle: Only a 5-minute drive to the vibrant Fremantle, known for its bustling markets, diverse dining options, and lively arts scene. Shopping Convenience: Just 5 minutes away from Melville and Garden City Shopping Centre, offering a variety of retail stores, supermarkets, and eateries. Nature and Recreation: A quick 7-minute drive to the beautiful Swan River, where you can enjoy scenic walks, picnics, and water activities. Public Transport: Conveniently located near public transport options, making your commute easy and stress-free.

ADDITIONAL BENEFIT: Community Living: Located in a friendly and quiet neighbourhood in a small strata of eight villas, perfect for families, couples, or individuals seeking a peaceful environment. Proximity to Schools: Close to reputable schools, ensuring a quality education for your children. Parks and Leisure: Nearby parks and recreational facilities provide ample opportunities for outdoor activities and relaxation.

NOT ONLY THAT: New Alarm system, 2 sheds, smaller rear courtyard and access above carport for additional storage. This villa is thoughtful, artful, intentional and completely ready for you to make your own without lifting a finger. Don't miss out on the opportunity to live in a sought-after area with everything at your doorstep. Contact Thomas today to arrange a viewing and secure your new home in Palmyra!

Rates & Local Information: Water Rates: \$970.53 (2022/23) Approx. City of Melville Council Rates: \$1,652.69 (2023/24) Approx. Zoning: R20 Primary School Catchment: Palmyra Primary School Secondary School Catchments: Melville Senior High School

DISCLAIMER: This information is provided for general information purposes only and is based on information provided by third parties including the Seller and relevant local authorities 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.