

13B Gerard Street, East Victoria Park, WA 6101

Villa For Sale

Wednesday, 10 July 2024



13B Gerard Street, East Victoria Park, WA 6101

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 112 m2

Type: Villa



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EXPRESSIONS OF INTEREST

Seize this exceptional opportunity to own a beautifully presented villa in a well-maintained group of four. Ideal for investors, first home buyers, and downsizers, this street-front villa offers convenience and charm with no work needed - simply move in and enjoy. Step inside and be wowed by the impressive high ceilings, creating an airy and welcoming atmosphere. The villa boasts a well-appointed kitchen with quality gas and electric appliances, ducted evaporative air conditioning, and abundant natural light. Bedrooms are spacious, two fitted with ceiling fans and all with built-in robes. The bathroom is generously sized and acts as a semi ensuite the main bedroom, complete with a bath and an additional toilet. ****Key Features:****- Parking for two cars- Centrally located near schools, transport, cafes, universities, sporting complexes, and the CBD- Situated in a highly sought-after suburb- Immaculate condition, ready for immediate move-in- Three spacious bedrooms with semi-ensuite to the main bedroom- Large bathroom with a bath- Two toilets- High ceilings in the living area- Fantastic courtyard- Ducted evaporative air conditioning- Gas cooktop- Electric oven- Security grills- Front courtyard- Block size: 218sqm- Strata fees \$675pq ****Investors:****- High Rental Demand: The villa's prime location near schools, universities, and the CBD ensures a consistent rental demand.- Low Maintenance: With no work needed and a well-maintained condition, this property offers hassle-free management.- Capital Growth: Located in a highly sought-after suburb, the property promises strong capital growth potential. ****First Home Buyers:****- Move-In Ready: The villa is in immaculate condition, allowing first-time buyers to move in without additional expenses.- Convenient Location: Proximity to schools, transport, and amenities makes it an ideal choice for young families or professionals.- Comfort and Style: High ceilings, spacious rooms, and modern fittings provide a comfortable and stylish living environment. ****Downsizers:****- Low Maintenance Lifestyle: Easy care life style- Convenience: Centrally located with easy access to essential services, social activities, and public transport.- Peaceful Living: Situated in a well-maintained group of four, the villa offers a peaceful and secure living environment. Distances from Google maps- Oats St Train Station 700m- Ursula Frayne Catholic College 2.7km- Westfield Carousel shopping centre 6.4km- Bentley Health Service 4.4km- Aqua Life Centre 300m- Perth CBD 7.5km- Perth Stadium (Optus Stadium) 7km- Tomato Lake Park 3.5km- Perth International Airport 10.6km Don't miss out on this gem. Make it yours and enjoy all the benefits of a prime location and a beautifully presented home. Water rates: \$1,229.47 p/a (approx.) - For period 01/07/2023 to 30/06/2024 Council rates: \$1978.00 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.