

# 15B Anglesey Drive, Kardinya, WA 6163



## Villa For Sale

Tuesday, 2 July 2024

15B Anglesey Drive, Kardinya, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

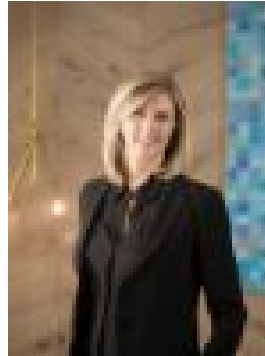
**Parkings: 1**

**Area: 169 m2**

**Type: Villa**



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## Low \$800,000's

This beautifully designed rear home is situated on a well maintained 579sqm block, making this perfect for small families or as a new addition to your property portfolio. Step inside and be greeted by the renovated, open plan kitchen, living and dining area that is complimented with a neutral colour scheme to suit any decor or furnishings. The well appointed kitchen is completed with sleek splash backs, extensive storage space and an island bench perfect for casual meals and coffee catch ups. Benefit from the large fridge recess, stainless steel appliances including a built in dishwasher. The glass sliding doors allow an abundance of natural light to stream in, creating a warm and cozy home all year round. Relax and unwind under the patio area while watching the kids & pets enjoy the lushes grass and well maintained gardens. As you follow the property around, you will find established garden beds just ready for a set of green thumbs to enable them to flourish. Conveniently located, this calm and quiet home is close to both Fremantle and the City. With neighbourhood parks and schools close by, this thriving community provides the ultimate backdrop to your new life in your new family home in Kardinya. Property benefits:

- Freshly painted through out
- Build in robes in two bedrooms
- Open plan kitchen, living & dining
- Renovated bathroom with double vanity and bath
- Neutral colour scheme
- Separate laundry
- Ducted aircon through out home
- Dishwasher
- Large patio area perfect for entertaining
- Tidy gardens
- Small shed for extra storage
- Secure garage

Location benefits:

- 3km to Murdoch University
- 4km to Fiona Stanley Hospital
- 5km to South Beach
- 5km to Fremantle Centre
- 5km to Garden City, Booragoon
- 600m to South Street
- 2.4km to Kennedy Baptist College
- 1.4km to East Hamilton Hill Primary School
- 1.9km to Hilton Primary School

Council Rates: 1,674.46 p/a  
Water Rates: 1,040.52 p/q  
Estimated market rent: \$700 - \$730 per week

Don't let this opportunity slip through your fingers. To view this gorgeous property please call Laura Brown on 0466 286 504. We have, in preparing this advertisement, used our best endeavors to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.