

**2/14 Haig Street, Tuart Hill, WA 6060**

**Villa For Sale**

Saturday, 29 June 2024

2/14 Haig Street, Tuart Hill, WA 6060

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 75 m2**

**Type: Villa**



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## CONTACT AGENT

On a leafy street in a superbly central location in Tuart Hill, this quality brick and tile 3 bedroom 1 bathroom villa is in a group of just three homes, and you'll see immediately that the superb outdoor entertaining area is just one of many elements that boosts this home way above similar properties. With a pitched roof, glossy timber deck and embraced by garden beds this alfresco area links straight to the open plan kitchen, dining and living space inside through big, timber-framed French doors. It's so easy to imagine hosting family and friends here often for barbecues and outdoor dinner parties under the party lights. Step inside and the pale timber floors are a standout throughout the entire home except for the wet areas. The kitchen boasts quality stainless-steel appliances set in white cabinetry and a glossy subway tile splashback. The timber benchtops are right on point to complement the timber floors perfectly and keep an eye out for those thoughtful little touches, like the built-in wine rack. The home has a rainwater tank and big floor-to-ceiling windows ensuring the interior gets loads of natural light. Two of the three bedrooms have built-in cupboards and the design means the bathroom becomes a semi-ensuite for the master bedroom. This is a quality villa in a great location, with an outdoor alfresco area you'll find hard to beat. There's no doubt that in this market it will be snapped up soon, a don't wait - contact the agent ASAP.

**Main Features**

- One of a small group of just 3 well maintained quality brick and tile homes
- Leafy street in very desirable Tuart Hill location between Main Rd and Wanneroo Rd
- Great access to bus routes
- Magnificent rear covered alfresco area (with professionally installed cat-netting)
- 3 bedroom - 2 with built in robes
- Superb timber floors in living spaces
- Central bathroom is a semi ensuite to the master bedroom
- Bathroom with a bathtub
- Rainwater tank
- Newly installed dishwasher, hotwater system and A/C system.
- Separate laundry with direct outdoor access
- Lockable garage with a storeroom

**Location**

- 300m Wanneroo Road cafes and shops including pharmacy
- 440m Stirling Community Centre and Grenville Reserve Playing Fields
- 688m Robinson Reserve
- 916m IGA Osborne Park
- 7.6kms Perth CBD
- 250m Tuart Hill Primary School
- 1.2kms Osborne Park Primary School
- 750m Servite College
- 2kms Carmel Independent School

**Water Rates: \$995.25 pa**  
**Council Rates: \$1,569.55 pa**  
**Strata Fees: \$455.07 pq**

**DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.