

**2/207 Brixton Street, Kenwick, WA 6107**

**Professionals**

**Villa For Sale**

Wednesday, 3 July 2024

2/207 Brixton Street, Kenwick, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 87 m2**

**Type: Villa**



Nic Pulvirenti  
0893783311

## Offers From \$485,000

Nic Pulvirenti of the Professionals Wellstead Team is proud to present this absolute bang for your buck 3 bedroom x 1 bathroom low maintenance villa situated just minutes from everything! Updated recently in 2020, this property features a renovated kitchen, bathroom & ticks all the boxes if you're looking for a lot of home for not a lot of dollars. Perfect for families, downsizers, young couples and anywhere in between due to the low maintenance lifestyle and A+ location! This property is also incredibly secure with a lockable gate, roller shutters and security doors & windows all around. THINGS YOU'LL LOVE! - Single car garage & storeroom - Timber look flooring throughout - Central living area with ceiling fan & split system air conditioning - Kitchen with stone benchtops & stainless steel appliances - Renovated bathroom- Two minor bedrooms with mirrored robes & 1x with split system air conditioner - Main Bedroom with roller shutters, ceiling fan & split system air conditioning - Security screens on all windows & doors - Low maintenance rear courtyard with Catio! \*CURRENTLY TENANTED UNTIL FEB 2025 FOR \$430 PER WEEK\* If the features of this brilliant home aren't enough to sell you, the brilliant location surely will, situated just minutes to everything! Approximate Distances: Public Transport - 110m away Nearby picturesque wetlands - 120m away Rehoboh Christian College - 450m away (5 minute walk) East Kenwick Primary School - 700m (2 minute drive) Kenwick Village Shopping Centre - 800m (2 minute drive) Kenwick Train Station - 1km (2 minute drive) Mills Park sporting complex (Soccer & football pitches available) - 3 minute drive Fika on Brix - (in the Mills park complex - does GREAT coffee!) Kenwick School - 7 minute drive Perth Airport - Only 12 minutes away! (PERFECT FOR FIFO WORKERS!) You really need to see this property for yourself to digest all it has to offer! Meet Nic Pulvirenti at the scheduled weekend home open to discover for yourself! Additional Information Built: 2001 Council Rates: Approx \$TBC PA Water Rates: Approx \$TBC PA Strata fees: \$462 P/QTR NOTE: This property description provided is for general information purposes only. Professionals Wellstead Team believes that this information is true & correct but it does not warrant or guarantee the accuracy of the information. Prospective Buyers are asked to undertake independent due diligence regarding the property, as no responsibility can be accepted by Professionals Wellstead Team for any information that may be deemed incorrect