

**2/6 Edna St, Tuart Hill, WA, 6060**



**Villa For Sale**

Monday, 28 October 2024

2/6 Edna St, Tuart Hill, WA, 6060

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Villa**

**EASY LIVING!**  
**ESSENTIAL VIEWING THIS WEEKEND!**

The ideal abode for first time buyers, investors or downsizers. This spacious three bedroom villa provides all of your requirements in the best location. Who isn't searching for security, space, comfort and low maintenance living, in a most convenient and quiet location?

Within the practical layout of this villa, we have a formal entry, separate lounge, separate dining room, the well appointed kitchen/meals, which doubles as a cosy second living area around the coffee table, three large bedrooms, all with robes, bathroom and two toilets. The rear courtyard is ideal for entertaining the family and friends with 44 square metres of covered, weatherproof alfresco to enjoy.

With all amenities, including the local Tuart Hill Primary School, Robinson Reserve, public transport routes, the local "Urban Grind" or "Strollio's cafes, local shopping, all within walking distance, you are ideally set up for a lifestyle of convenience and comfort.

**FEATURES**

- \* Ducted evaporative cooling (newly installed)
- \* Lock up garage and second vehicle space in front of the garage
- \* No shared living walls with neighbours
- \* Tiled and carpeted floors
- \* 30 Course ceilings
- \* Storeroom
- \* Security doors and screens
- \* Neutral easy on the eye colour scheme
- \* Large covered alfresco
- \* Side pedestrian access to your courtyard
- \* Well appointed kitchen
- \* Two wc's
- \* No strata levies and no strata meetings

**THE COSTS**

- \*Water Corp: \$1209/annum
- \*City of Stirling Rates: \$1719/annum
- \*Strata levies: Nil

**THE SIZE**

Land area; 224 sqm  
Building area ; 140sqm (incl. Garage)  
Built 1995

Pets ok

A lovely villa and an intelligent choice  
Get your skates on to secure this one!

NB: All offers will be presented as received and responded to on or before the campaign end date of 5pm on Monday the 4th of November (IF NOT SOLD PRIOR) The seller reserves the right to accept an offer prior to the campaign end date.

