

**6/17 Victoria Avenue, Claremont, WA 6010**

**DUET**

**Villa For Sale**

Saturday, 29 June 2024

6/17 Victoria Avenue, Claremont, WA 6010

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Susan James  
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## OFFERS

**THE FEATURES YOU WILL LOVE** Located in a small, well-maintained complex of just nine villas, this gorgeous single level unit provides an exciting opportunity for first home buyers, downsizers, investors, FIFO workers and country buyers seeking a low maintenance home in a superb, riverside location. The villa is secure, private and filled with natural light. A neutral colour palette and open plan layout combine to create a minimalist, fresh aesthetic that creates a wonderful sense of space. Immaculately maintained, the villa has a new roof, gutters and down pipes, a functional floorplan, a huge private courtyard, a stunning recently-renovated bathroom, separate laundry and WC and a functional kitchen with plenty of storage, this villa offers so much. Additional highlights include built in wardrobes in both bedrooms, bamboo flooring, lovely sheer curtains, security screens, split system air conditioning, undercover parking for one car, garden shed. Move straight in and enjoy this very special property.

**THE LIFESTYLE YOU WILL LIVE** The amenities for which Claremont is famous are easily accessible from this fabulous location. Drop into the new and vibrant Bottega Deli for coffee or lunch, cross Victoria Avenue to the sparkling waters of Freshwater Bay, or wander to Mrs Hebert's Park, Claremont Park, the Claremont Quarter and the Bay View Terrace café and restaurant strip. Freshwater Bay Primary is down the street and the river and yacht club are just metres away. Christ Church and MLC are within walking distance and UWA, Cottesloe Beach and the CBD are a short train or bus ride away.

**THE DETAILS YOU WILL NEED** Council Rates: \$1,660.43 per annum  
Water Rates: \$1,161.60 per annum  
Strata Fees: \$1,125.00 per quarter (\$835 admin, \$290 reserve levy)  
Strata Area: 75m<sup>2</sup>