

**6/4 Valentine Road, Kelmscott, WA, 6111**



**Sold Villa**

Thursday, 22 August 2024

6/4 Valentine Road, Kelmscott, WA, 6111

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Villa**

## **UNDER OFFER Viva le VILLA**

### **UNDER OFFER**

- Lovely Villa homely feel
- Beautifully Presented
- 3 bed 2 bath 2 car bay
- Invest or Nest
- Solar panels

Delightful 3 bedroom 2 bathroom villa is located on Valentine Road in a very neat and tidy complex of 10 villas tucked away at the back of the complex.

Built in 2007 this trendy little villa is a great buy to home owners or investors wanting a great location. A massive en-suite bedroom and secondary bathroom with separate vanity, shower and bathtub, built in robes.

Ducted Air-conditioning, double garage , plus lock up storeroom, kitchen lounge with entrance to a delightful private outside paved courtyard.

Handy to amenities, shopping centre, train station. Close by the main hospital. A beautiful stroll to the hills and golf course.

This lovely home will perfectly suit the downsizer who perhaps has lived in the hills and is wanting to get somewhere smaller but doesn't want to compromise on location and quality.

### **FEATURES INCLUDE:**

- Solar power
- 3 Bed
- 2 Bathrooms
- 2 Bar bay
- Double garage
- Solar panels
- Gas cooker
- Ducted Air-conditioning
- Paved courtyard
- Dining area
- Large second bathroom
- Bathtub

### **Strata Area**

- 206 m<sup>2</sup> Total
- 101 m<sup>2</sup> internal

Strata Fee - \$468.62 PQ

Admin Fee -\$12.50 PQ

Council rates approximately : \$2,100 PA

Water rates approximately: \$1,004 PA

Contact David Nguyen for a viewing today.

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\*\*\* Disclaimer \*\*\* photos are for descriptive purposes only \*\*\*