

Unit 6/20 Grove Street, Little Grove, WA, 6330



Villa For Sale

Wednesday, 25 September 2024

Unit 6/20 Grove Street, Little Grove, WA, 6330

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Villa



Lee Stonell

0409684653

COMFORT AT HEART OF SMART DESIGN

A creative blend of contemporary styling, open-plan design and comfortable living spaces enhances the livability of this delightful unit in a leafy Little Grove enclave.

An ideal home for singles or couples recognising the benefits of security, comfort and ease of maintenance, this will also tick the boxes for investors looking for an attractive rental proposition.

Constructed of ivory Colorbond and grey Hardiplank cladding, it incorporates a striking angular roofline and sits on a 218 sqm lot with grey paving and easy-care gardens for growing flowers, herbs and natives.

Positioned away from the street entrance to an impressive complex, it's protected and quiet, and surprisingly light and spacious inside.

The open living area comprises an air-conditioned lounge with a raked ceiling following the roofline and a carpeted space at the rear lending itself to use as a dining room, office, hobby room and even a second sleeping area.

This is in addition to the meals area adjoining the sparkling kitchen, which boasts slick white cabinetry, glossy black benchtops, an electric cooktop and under-bench oven.

A private, paved courtyard at the rear provides another attractive living option for fair-weather outdoor dining, relaxation and entertaining.

The carpeted queen-sized bedroom has a built-in robe. Smart design meets practicality in the adjoining bathroom and laundry, which incorporates a walk-in shower, toilet and vanity with a laundry trough and space for the washing machine.

Beautifully presented, the home boasts attractive tiling, carpets and blinds complementing the clean, neutral décor, and has security screens at the front and back doors.

There's a carport at the front as well as a lockable storage shed for bikes and golf clubs at the rear.

Presenting an exceptional opportunity for first-time owners or empty-nesters, this stylish property promises a stress-free lifestyle with everything close at hand. The general store is around the corner and occupants will appreciate the proximity to the coast, national park and walk trails, while the centre of Albany is a 10-minute drive away.

Investors may be interested to note that this property is currently tenanted until 11/06/2025 at \$340 per week, with potential for further gains.

If you would like to discuss how this tidy and easy care property could benefit you, or arrange an inspection, please contact Lee Stonell on 0409 684 653 or lee@merrifield.com.au Best you be quick because at this price the property wont be available for long.

What you need to know:

- ?Contemporary-styled unit, built 2011
- ?Colorbond & Hardiplank construction, striking design
- ?Air-conditioned open lounge, meals area and dining room/hobby room/second sleeping unit
- ?Sparkling white kitchen with electric cooking
- ?Queen-sized bedroom with built-in robe
- ?Generous wet room comprising shower, toilet, vanity, trough and space for washing machine
- ?Attractive tiling, carpets, blinds and neutral décor
- ?Private, sheltered courtyard
- ?Carport
- ?Lockup shed at the rear
- ?218 sqm lot, survey strata scheme
- ?Quiet, leafy location
- ?10 minutes from town
- ?Near general store, coast, national parks, walk trails
- ?Ideal for singles, couples, first-timers, downsizers and rental investors
- ?Currently leased at \$340 per week until 11/06/2025
- ?Council rates \$2,316.62 per annum
- ?Water rates \$1,564.13 per annum
- ?Strata levies \$792.16 per annum (includes building insurance)