

6/16 Blythe Place, Willetton, WA 6155

House For Sale

Tuesday, 7 January 2025



6/16 Blythe Place, Willetton, WA 6155

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 308 m2

Type: House



Nikki Varga

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Offers High \$700,000's

Nikki Varga is excited to present 6/16 Blythe Place, Willetton - a beautifully renovated home in a fantastic location! Set in a quiet and peaceful spot, this meticulously renovated property is just a short walk from local amenities, making it both practical and appealing. Located in the highly sought-after Rostrata Primary and Willetton Senior High School zones, this home is an opportunity not to be missed. Don't wait - this gem won't last long!

WHAT YOU WILL LOVE:

- 3 bedrooms, all with built-in robes
- King-sized master bedroom with double built-in robes
- New carpet in all bedrooms
- Renovated kitchen with a feature splashback, Miele induction cooktop, Miele semi-integrated dishwasher, Westinghouse pyrolytic oven, fridge recess, pantry, stone sink, stone benchtops, and plenty of storage
- Modern bathroom with a shower recess, bathtub, vanity with storage, mirrored wall cabinet, feature tiling, and a toilet
- Separate toilet for added convenience
- Modern laundry with tiled floors, a 360° swivel mixer tap, matte sink, storage cupboards, and overhead storage
- Stiebel Eltron 302L Heat Pump Hot Water System. The innovative and highly efficient Stiebel Eltron 302L Heat Pump Hot Water System, bringing cutting-edge German engineering to the Australian market. This hot water system utilises the heat in the air to provide energy savings of up to 74% compared to conventional electric storage tanks, making it an eco-friendly and cost-effective solution for your home's hot water needs
- Noise Reduction Glass- Viridian 6.5mm noise reduction laminated glass (VLam Hush) installed in all bedrooms
- Security screens to all windows and doors (except the bathroom)
- 1.5kW Solar panels
- Open plan living, dining, and kitchen area
- Wall-mounted reverse-cycle air-conditioning unit in the main living area
- Roller blinds throughout
- Brand-new timber-look flooring in the main living areas, tiled floors in wet areas, and new carpets in the bedrooms
- Undercover paved alfresco area complete with café blinds
- Grassed area for kids to play and raised garden beds along the side of the house
- A wrap-around patio for extra outdoor space
- Garden shed
- Mature fruit trees, including pomegranate, apple, lime, and lemon trees
- Tandem parking available for 2 car parking.

WHAT YOU NEED TO KNOW:

- Solid brick-and-tile home built in 1993
- 308sqm strata title block
- Council rates: Approximately \$1,800 per annum
- Water rates: Approximately \$1,300 per annum
- Strata fees: Approximately \$581 per quarter (includes building insurance, common property insurance as well as maintenance)
- Approximate rental value, \$700 per week

For further details or to arrange a viewing, contact Nikki Varga today on 0419 956 944.

DISCLAIMER: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own inquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.