

**6/191 Watts Road, Wilson, WA 6107**

**VIVID\***

**House For Sale**

Monday, 30 December 2024

6/191 Watts Road, Wilson, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jemma Gregory  
0893100444

## Prime Location, Great Price

ALL OFFERS SUBMITTED BY TUESDAY 21ST JANUARY 2025 AT 12:00PM AWST Step into comfort and convenience with this charming villa that offers a perfect blend of functionality and style. From the formal living room featuring elegant archways and modern comforts like split-system air conditioning, to the open-plan kitchen and dining area with French door access to a spacious alfresco, every corner is thoughtfully designed. The well-appointed kitchen boasts ample bench space, a gas cooktop, and a dishwasher, making daily living a breeze. With three bedrooms, a double carport, and a low-maintenance outdoor space, this home is ready for you to move in and enjoy.

The Features include:

- Built in 1976
- Formal living room with feature archways, ceiling fan and split system air-conditioning
- Open plan kitchen and dining with French door access to alfresco
- Wraparound kitchen with plenty of bench space, electric oven, gas cooktop and dishwasher
- Spacious rear paved undercover alfresco area
- 3 bedrooms (2 with built-in robes)
- Bathroom with shower and separate bath
- Laundry with rear access plus separate toilet
- Double undercover carport
- 3sqm storeroom
- Security alarm system

Nestled in a prime location, this property places you within walking distance of the serene riverfront, perfect for leisurely strolls or morning exercise. For shopping, dining, and entertainment, the vibrant Westfield Carousel is less than 15 minutes away, while the convenience of Leach Highway ensures effortless connectivity to surrounding areas. Whether you're seeking a peaceful retreat or an accessible lifestyle, this home offers the best of both worlds. Don't miss this opportunity to secure a property in such an enviable location!

Rates & Local Information:

- Water Rates: \$904.80 (23/24)
- Council Rates: \$1,766.14 (24/25)
- Strata (Admin Fund): \$747.04/quarter
- Strata (Reserve Fund): \$195.96/quarter
- Primary School Catchment: Wilson Primary School
- Secondary School Catchment: Cannington Community College

DISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.\*The Seller reserves the right to accept an offer prior to the Closing Date.