

8/46 Royal St, Tuart Hill, WA, 6060

House For Sale

Tuesday, 26 November 2024

8/46 Royal St, Tuart Hill, WA, 6060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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From \$539,000

Charming 2-Bedroom Home in the Heart of Tuart Hill - Perfect for First-Time Buyers!

Welcome to 8/46 Royal Street, Tuart Hill - a delightful rear villa in a tidy complex of 8 combines comfort, style, and convenience in one attractive package. This well-maintained property, constructed in 1981, offers a fantastic opportunity for first-time homebuyers, downsizers, or savvy investors looking to secure a prime piece of real estate in a vibrant community.

Property Features:

- Open-plan layout: seamlessly connects the living, dining, and kitchen areas, creating an ideal space for entertaining family and friends
- The stylish flooring adds a touch of elegance, while large windows flood the home with natural light.
- Bedrooms: 2 spacious bedrooms, perfect for relaxation and rest.
- Evaporative air-conditioning throughout
- Bathrooms: 1 well-appointed bathroom designed for both functionality and style.
- Toilets: 1 separate toilet for added convenience.
- Carport: 1 dedicated carport space, ensuring your vehicle is protected from the elements.
- Building Area: 74 sqm of thoughtfully designed living space, maximizing every inch for comfort and practicality.

Outdoor Living:

Enjoy the best of indoor-outdoor living with a huge courtyard with patio, perfect for alfresco dining or simply unwinding after a long day.

Location:

Situated in the desirable suburb of Tuart Hill, this property is just a stone's throw away from local parks, schools, shopping centers, and public transport. Experience the convenience of urban living while enjoying the tranquility of a residential neighborhood.

Property is currently tenanted until the 22/04/2025 achieving \$615.00/week.

Strata Rates: \$615/qtr

Council Rates: \$1,581.00 (2024-25)

Water Rates: \$985.13 (2023-24)

Details provided for this property are for information only and should not be taken as a representation in any respect on the part of the vendor, landlord, or their agent. Prospective clients should make their own enquiries regarding the property or fixtures before entering into any Contract, or Lease Agreement. All plans and measurements are approximate and not to scale.