

**20/1-3 Stanbury Place, Kardinya, WA, 6163**

**Villa For Sale**

Monday, 18 November 2024

20/1-3 Stanbury Place, Kardinya, WA, 6163

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



Leigh Moore  
0411017543

## **A Superbly Renovated Villa on Stanbury!**

Whether you're looking for a first home, downsizer or investment property, look no further. This renovated villa in a group of 22 is low maintenance and offers a lock and leave lifestyle.

Built approximately 1989, it features:

- Front living room with ceiling fan and reverse cycle air conditioner
- Kitchen / meals
- The kitchen has a granite transformation bench top, gas cook top, electric oven and integrated rangehood
- Renovated bathroom with shower and vanity
- Separate wc
- Main bedroom with built-in robe, ceiling fan and electric window shutter
- Second bedroom with ceiling fan (no robe)
- Laundry
- Single carport
- Store shed
- Reticulated gardens
- Small grassed area

Administration Levy: currently \$757.51/qtr

Reserve Fund: currently \$26.88/qtr

'24/'25 City of Melville Rates: approx. \$1,738.61

'23/'24 Water Corporation Service Charges: approx. \$1,006.62 (latest available)

For further information or to make your Offer, please contact Leigh Moore today!

Located within close proximity to public transport, schools, shopping (including the Kardinya Park Shopping Centre redevelopment), Murdoch University, medical facilities (such as Fiona Stanley and St. John of God Hospitals), Bibra Lake, Adventure World and much more!

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