

3/201 Waterloo Street, Tuart Hill, WA, 6060



Villa For Sale

Thursday, 28 November 2024

3/201 Waterloo Street, Tuart Hill, WA, 6060

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Villa



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AN ABSOLUTE CHARMER – EASY CARE CONVENIENT LIVING

Perfectly placed, this beautifully presented three-bedroom private rear home with a secure alfresco and garden, offers an exciting opportunity for those looking for a low maintenance lifestyle in a highly convenient Tuart Hill location.

Ideal for those seeking a 'lock up and leave' opportunity or downsizers looking for an easy-living option, it's just a short stroll to your fabulous local Bowling Club and Robinson Reserve with huge playing fields. All this together with such close proximity to restaurants, cafés, bars and other amenities - does it get any better than this!

THE PROPERTY:

- * A spacious family living area with natural light-filled windows overlooking a securely fenced grassed front garden – perfect for children, grandchildren or pets to play.
- * Functional kitchen complete with gas cooktop, rangehood, electric oven, plenty of cabinetry, built in pantry and breakfast bar integrating with the dining and outdoor area.
- * Wraparound entertaining area and pitched roof alfresco bbq area – ideal for enjoying summer nights with dual modern side gates for easy access.
- * Light-filled master bedroom with large built-in robe and overhead fan.
- * Two further generously sized bedrooms with overhead fans.
- * Family bathroom with large vanity and shower plus a separate WC.
- * Ducted evaporative air conditioning.
- * Two storage cupboards.
- * Security windows.
- * Modern laundry with plenty of storage flowing out to rear drying area.
- * Single carport with roller door and a rear door exit.
- * Large built-in storage shed.
- * Small complex of three homes.
- * No strata fees - only shared common property insurance.
- * Internal – 92sqm, External – 159sqm, Garage – 16sqm = 267sqm.

THE LIFESTYLE:

- * 100m to Robinson Reserve and Osborne Park Bowling Club.
- * 200m to a selection of restaurant, café's, bars and takeaway options.
- * 1.7km to Stirling Community Centre and Library.
- * 550m to the IGA Osborne Park.
- * 950m Osborne Park Primary School or 1.9km to Tuart Hill Primary School.
- * 1.9km to Woolworths Balcatta.
- * 2.7km to The West Australian Golf Club.
- * 2.7km to Coles Balcatta, or Dog Swamp Shopping Centre.
- * 3.9km to Balcatta Senior High School.
- * 6km to Karrinyup Shopping Centre precinct.
- * Approx. 10 mins to Perth CBD.

Please call exclusive listing agent Tom Walker on 0450 911 298 for more details.

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.