

39/5 Calabrese Avenue, Wanneroo, WA 6065

Villa For Sale

Tuesday, 7 January 2025



39/5 Calabrese Avenue, Wanneroo, WA 6065

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 268 m2

Type: Villa



David Brewer
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Tim Tolley
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From \$639,000

Whether you are looking to nest or invest; the highly sought after estate of REGENT WATERS is hard to pass by, quality homes & manicured parklands all in an ideal location - close to major transport routes and amenities. Boasting an easy-care lifestyle, this 3 bedroom, 2 bathroom villa is perfect to lock and leave, ideal for smaller families or investors looking for a worry free investment. 3 spacious bedrooms (walk-in robe in master & double built-in robes to others) 2 bathrooms & 2 wc's - main bathroom offers both a bath and shower. Well-appointed kitchen with plenty of cupboards, gas hotplates, electric oven and breakfast bar. Open plan family / meals area with timber look flooring & gas point. Laundry with double linen cupboard. Great outdoor entertaining area with pitched all-weather patio & easy-care gardens. Double remote garage with shopper's entrance. Lockable storeroom. Daikin ducted reserve cycle air-conditioning. Professionally managed complex with visitors parking, private manicured parkland & healthy bank balance. Villas are separately insured. 268sqm 'survey-strata' block. Strata levies: \$209.90 per quarter - includes a reserve fund. Shire rates: \$1,950.00 per annum. Water rates: \$1,101.84 per annum. Estimated rental return for the villa is in the vicinity of \$620 per week. Please note: photos are not up to date