

**6/43 Waterloo Street, Joondanna, WA, 6060**

**Villa For Sale**

Sunday, 3 November 2024



**6/43 Waterloo Street, Joondanna, WA, 6060**

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Villa**



**Rob Stefanovski**

**0893283866**

## Stylish 2-Bedroom Villa

\* All Offers Presented By 4pm Monday 18th November

\* Seller Reserves The Right To Accept Any Offer Prior

This beautifully presented 2-bedroom, 1-bathroom villa in vibrant Joondanna offers the perfect blend of style, comfort, and convenience. With standout features and a location that ticks all the boxes, this property is ideal for first-time buyers, downsizers or investors looking to add a high-quality rental to their portfolio.

### Property Highlights:

- \* Modern Kitchen & Bathroom Upgrades: Enjoy the sleek, updated kitchen with white cabinetry, gas cook top and ample bench space plus and a stylishly updated bathroom – no need for any upgrades!
- \* Hybrid Timber-Look Floors: Adds warmth and durability throughout the home.
- \* Air Conditioning: For year-round comfort.
- \* Two Private Courtyards: Relax in the sunny Northern-facing rear courtyard, complete with a retractable awning – perfect for outdoor entertaining.
- \* Low-Maintenance Lifestyle: Ideal for busy professionals or tenants seeking easy-care living.

### Location Perks:

- \* Easy Commute: Just 6km to Perth CBD, with Glendalough Train Station nearby for quick access to the city.
- \* Business & Leisure Nearby: Close to Osborne Park's commercial hub and a short stroll to local favourite Emmerson's Café and Mt Hawthorn's lively hub.

### Investment Potential:

With its prime location and modern features, this villa appeals strongly to renters, offering a great opportunity for investors seeking a property with solid rental demand.

Seize this Opportunity today!

Council Rates: \$1,548 p/a

Water Rates: \$1,014 p/a

Strata Levies: \$921.60 p/q