

8/117 Royal St, Tuart Hill, WA, 6060



Villa For Sale

Friday, 15 November 2024

8/117 Royal St, Tuart Hill, WA, 6060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa

PERFECT STARTER 2 x 1 VILLA

This private and secure two-bedroom villa in a small group of 10 offers an inviting living space complemented by a stunning decked courtyard.

Designed for comfort and convenience, the villa features an open-plan kitchen and living area, creating a seamless flow that enhances both social interactions and daily living. Access via the rear carpark.

The modern kitchen is equipped with an oven and an induction stove, as well as a dishwasher and chopping block making meal preparation and cleanup effortless.

Tiled flooring throughout the main living areas provides a stylish and low-maintenance environment, while comfortable carpeting in the two bedrooms adds warmth and coziness.

The villa's laundry facilities are impressively designed with an abundance of cupboards, providing ample storage space for household essentials.

The main bedroom is a spacious retreat, featuring large built-in robes and a sliding door that leads directly to the rear courtyard, allowing for easy outdoor access and natural light. Both bedrooms are well-appointed, with plush carpets that enhance comfort and tranquility. The bathroom is conveniently located, serving the needs of both bedrooms.

To ensure a comfortable environment throughout the year, the villa is equipped with split-system air conditioning in both the main bedroom and the living area, allowing for personalized temperature control. Thoughtful design elements, including modern downlights and a stylish pendant light in the kitchen, add to the contemporary ambiance of the space. A dedicated microwave recess further highlights the villa's functional kitchen layout.

Outside, residents can enjoy a large front courtyard adorned with artificial grass, providing a lush, green space that requires minimal maintenance and is perfect for relaxation or entertaining.

For those needing public transportation, bus routes 386 and 389 offer direct access into town, making commuting easy and convenient.

Additionally, the villa features a solar hot water system, which contributes to energy efficiency and sustainability.

Features include:

- ❑ split air conditioner in main living area
- ❑ down lights and feature pendant light in kitchen
- ❑ access to villa via rear carpark
- ❑ large private decked courtyard with artificial grass
- ❑ modern kitchen with dishwasher and middle chopping block
- ❑ separate laundry

Overall, this villa combines modern living with practicality, making it an ideal home for individuals seeking comfort and convenience located in a fantastic location close to the city, shopping at Karrinyup and the beach.

Home open entry from rear carpark.

Offers to be considered on Monday 25th November 2024. (if not sold prior)

Please call Aaron on 0417 931 604 for more information.

Council \$1,573.43 p.a.

Water \$822.11 p.a.

Strata \$ 500 p.q.