

9/79 Wattle Street, Tuart Hill, WA, 6060

BELLCOURT.

Villa For Sale

Sunday, 3 November 2024

9/79 Wattle Street, Tuart Hill, WA, 6060

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Phoebe Shi
0864787811



Johnson Loh
0864787811

That Fresh Feeling!

This beautifully-presented – and owner/family-occupied – 2 bedroom 1 bathroom unit has been recently refreshed and refurbished, offering a pleasant low-maintenance living experience for the fortunate incoming buyer or investor.

Your very own single carport and garden are simply added bonuses here, as is exclusive access to your own private rear courtyard for tranquil outdoor entertaining. Welcoming you inside, via the carport, is a comfortable front living room, graced by split-system air-conditioning and easy-care timber-look flooring.

It all leads through to a neatly-tiled open-plan dining and kitchen area – impressively renovated to include double sinks, tiled splashbacks, over-head and under-bench storage cupboards and excellent modern stainless-steel range-hood, gas-cooktop and under-bench-oven appliances. Servicing the bedrooms – inclusive of a larger master – is a quality bathroom that has been impressively updated and features a functional Roman bath/shower.

Off the separate laundry lies the paved courtyard – home to a clothesline and a splendid covered patio that is able to cater for every occasion and any weather condition. What a lovely setting.

Stroll to the lush green Robinson Reserve and the Osborne Park Bowling Club from here, with bus stops, restaurants, the local library, the Osborne Park Hotel and the buzzing Main Street food and coffee precinct also only walking distance away. Easy access to a host of schools, medical facilities, golf courses, the freeway, the Stirling and Glendalough Train Stations, shopping at both Dog Swamp and Flinders Square, major shopping centres (including Westfield Innaloo and new-look Karrinyup), the coast, the city and surrounding entertainment hotspots – such as Mount Hawthorn, Leederville and Mount Lawley/Beaufort Street – makes living in this wonderful location all the more appealing. It's living convenience at its very best!

Other features include, but are not limited to;

Interior improvements in recent times – including a fully-tiled shower, a tiled separate toilet/wc and revamped kitchen and flooring

Fresh painting and silicon work to selected areas

Feature skylight in the dining space and bathroom

Wood-look floors in both bedrooms

Television antennas in the living area and 2nd bedroom

Hallway storage cupboard

Foxtel connectivity to the living space

Skirting boards

Upgraded Air Conditioning (2.1KW Reverse Cycle)

Gas heater outlet (between dining and living spaces)

Completely-refurbished roof

Recently repainted and refreshed gutters, eaves, rear fences and rear alfresco

Security doors and screens

Gas hot-water system

Low-maintenance gardens

Refurbished single carport bay – similar to all other complex residences/carports

Low strata fees

Reduced council rates

Major work to the building's 10-year Maintenance Plan already completed

Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. Whilst

Bellcourt have made every effort to ensure the information listed (including but not limited to chattels, features, photos and all all rates) is reliable and accurate at the time of advertising the property all clients must carry out their own independent due diligence to ensure the information provided is correct and to the buyers expectation.