

Unit 2/17 Westbrook Way, Girrawheen, WA 6064

Sold - 10/01/2023

Villa 3  1 



## Affordable and Spacious Villa

Impressive sized Villa has 3 good sized bedrooms an open plan kitchen and living area and a room backyard area. Easily accommodates a small family and its within an easy walking distance or short drive to a number of schools and a 25min commute to the Perth CBD.

### Open for Inspection

By Appointment.

The gated complex has 8 villas, each with their own undercover carpark space, several residents are long term and I have been told really like living within the complex.

The backyard has a good sized play area and patio, you can easily entertain guests here without feeling boxed in.

Property currently rented at \$330.00 per week, approx 6% return. the current tenant is happy consider a new lease if you are interested.

The area is very reasonably located within 25 mins to the Perth CBD (15km from Perth) and around 20 minutes to the beach. Local shopping centre and cafe nearby and a number of parks. Several Transperth bus routes nearby.

At a glance...

- \* Schools nearby Girrawheen High School, Hudson Primary School and Our Lady of Mercy Primary School, Roseworth Primary, Emmanuel Christian School, Warwick High School and Mercy College.
- \* 3 spacious bedrooms
- \* Air conditioned
- \* Gas connected
- \* Covered Carport
- \* Complex of 8 units
- \* Strata titled

If you are searching for a tidy investment, an entry level opportunity or a downsizer check add this to your viewing list. If you would like more detailed information please email, call or text me.

### Listed By

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