

Unit 2/15 Railway Rd, Kalamunda, WA 6076

Sold - 14/03/2023

Unit 3 2 2



## AWESOME - JUST AWESOME

A superbly built free standing over 55's villa home, located just a short stroll from Kalamunda Central - now being offered for the first time ever!

And isn't it a beauty!

**Open for Inspection**

By Appointment.

Comprising 3 generous bedrooms and 2 bathrooms, "Courtside Mews" were the first villas built in Kalamunda to incorporate the requirements of the "code for special purpose dwelling provisions", in particular to allow aging in place (wheelchair) - wide passageways, non-slip surfaces to wet areas, no hob to main shower. (builder's original specs)

Comprising double brick & Colourbond steel roof construction with higher, 31 course ceilings, the home features timber skirtings, feature cornices to main areas, solid Marri timber flooring to the main areas, security doors and sensor lighting plus a host of other features.

The "U" shaped kitchen comprises extensive bench space, gas hotplate and electric oven, a double pantry and a Whirlpool dishwasher.

There is a spacious double garage with auto roller door, generous store room / workshop plus a wide, verandah / outdoor entertaining area, a recently installed gas storage hot water system and an almost new reverse cycle air conditioner.

Other features include:

- \* Built in robes to 2 bedrooms
- \* Separate bath in ensuite
- \* Auto roller door to garage
- \* Sliding door access to entertain area

2022 Kalamunda Rates - \$1957pa

2022 Water rates - \$1222pa

Strata levies - \$789 (bi-annual)

### Listed By

Graeme Hosking

