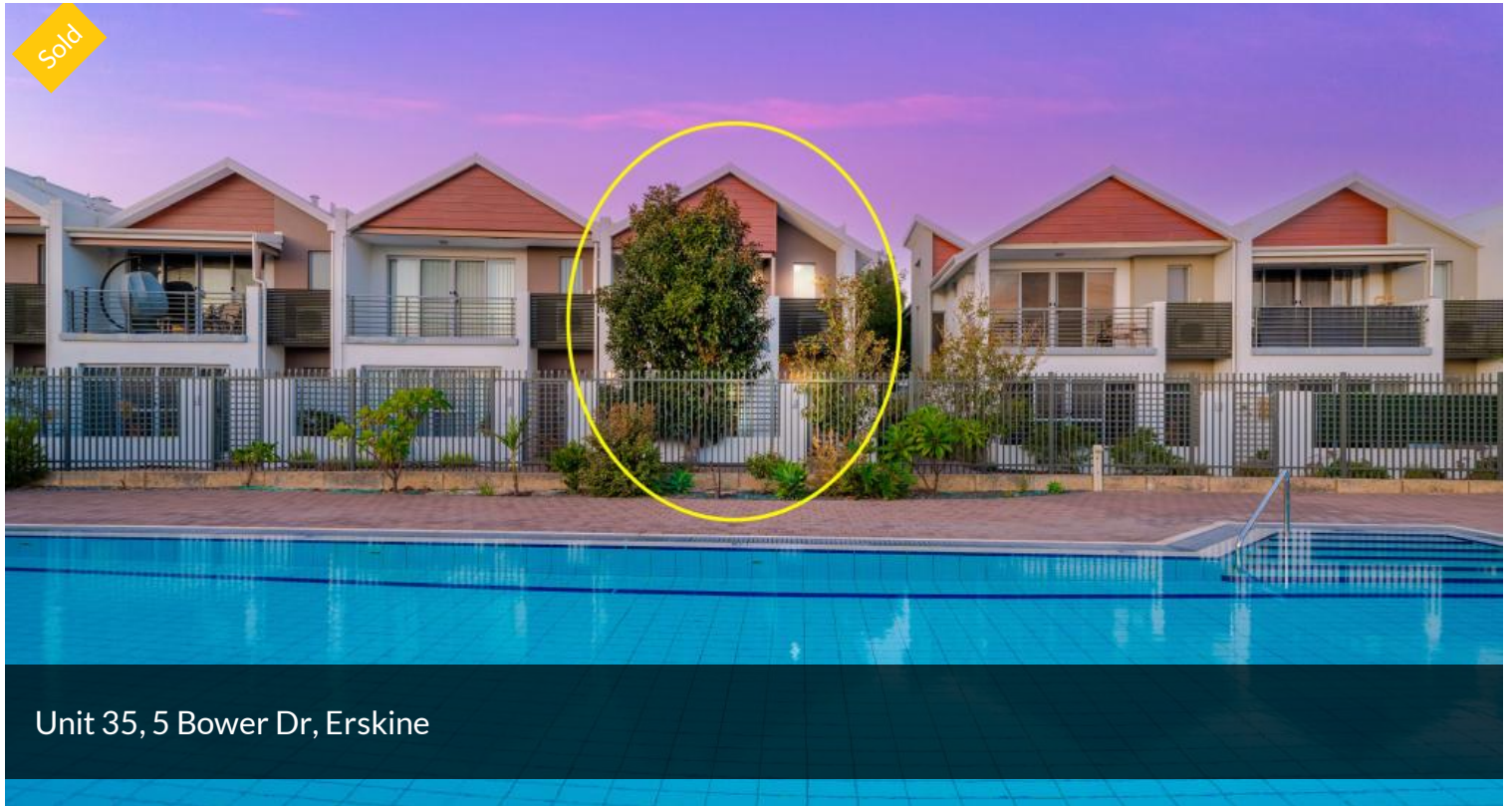


Sold



Unit 35, 5 Bower Dr, Erskine



DREAM TOWNHOME IN ERSKINE

Discover your ideal townhome in Erskine, where modern elegance seamlessly merges with comfort and convenience. This striking 3 bedroom, 2 bathroom, 3 WC, two storey townhouse stands out as one of the larger residences within the complex, providing expansive living spaces and captivating views over the inviting below ground pool.

Exuding a pristine, 'like-new' allure, the home boasts freshly painted interiors complemented by brand-new carpets for enhanced comfort.

Experience luxury from the moment you step through your lockup front courtyard into the inviting ambiance of a separate informal lounge room, seamlessly flowing into modern kitchen and dining zones, perfect for hosting gatherings. Convenience is at your fingertips with a downstairs guest vanity and a combined European laundry space. Enjoy year round comfort with ducted reverse cycle air conditioning and soaring ceilings that amplify the sense of spaciousness.

Privacy takes precedence with only one common wall and modern curtains

🛏 3 🚿 2 🚗 2

Price SOLD for \$550,000

Property Type Residential

Property ID 103

AGENT DETAILS

Lee Tamblin - 0466 250 944

OFFICE DETAILS

One Percent Realty WA

1003/162 Canna Drive Canning

Vale, WA, 6155 Australia

61 466 250 944

ONE

and roller blinds throughout. Retreat to the serene balcony off the master bedroom for tranquil treetop vistas or unwind in the secluded front courtyard. Entertain with flair on the sensational patio area, an ideal setting for social gatherings.

Storage solutions abound, including built-in robes in all bedrooms and a generous walk in robe in the master, ensuring clutter free living. Safety and security are paramount in this exclusive complex, boasting walk-in front access on Oakleigh Drive and security screens for peace of mind.

Indulge in the luxurious amenities of the private swimming pool and clubhouse just steps from your doorstep. Convenience is key, with medical facilities, shopping centers, and estuary frontage nearby. Stay seamlessly connected with NBN connectivity and anticipate the upcoming outdoor complex security cameras.

Priced attractively at Offers Over \$529,000, this exceptional property offers remarkable value for money, seamlessly blending stylish living with effortless convenience.

Don't let this opportunity slip away - make this your forever home in Erskine today.

FEATURES

- * Spacious master bedroom with huge WIR and ensuite
- * Modern ensuite with single vanity and good size shower
- * View over the pool from within one of the larger residences in the complex.
- * Freshly painted interiors and brand-new carpets exude a 'like-new' charm.
- * Separate lounge / theatre room
- * Open plan kitchen / dining / family area leading to outdoor area
- * Modern kitchen with an abundance of storage and stone benchtops
- * Stainless steel gas cook top, electric oven and slide out range hood
- * Downstairs guest vanity and laundry space for convenience.
- * Large storage room
- * Upstairs family or study area
- * Tranquil balcony off the master bedroom and private front courtyard
- * Ducted reverse cycle air conditioning and high ceilings enhance comfort.
- * High ceilings
- * Privacy ensured with only one common wall

- * Private patio area
- * Double garage with drive through access for small boat or trailer storage
- * Exclusive access to private swimming pool and clubhouse amenities
- * 151sqm of living
- * 246sqm block
- * Built in 2009
- * Strata fees of \$650.65 per quarter
- * Council rate \$1,895 per year (approx)
- * Water rates \$1,337 per year (approx)

Please note: This property is currently tenanted but vacant possession will be given at settlement.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.