



8/107 Bluegum Rd, Beechboro



## MODERN COMFORT & CONVENIENCE IN A PRIME LOCATIO

Be quick to view this stylish and low maintenance home designed for easy living. Perfectly positioned just 18km from Perth CBD and a short drive to the stunning Swan Valley, this property offers the ideal blend of suburban tranquility and city convenience.

With schools, shopping centres, parks, medical facilities and public transport all close by, everything you need is right at your doorstep.

Whether you're a first home buyer, downsizer or investor, this well connected, move in ready property is a fantastic opportunity.

Don't miss your chance, come and see it for yourself!

Features include

\* Spacious & Functional Layout - Enjoy a well designed 3 bedroom, 2 bathroom home

3 2 2 206 m2

Price Offers Over  
\$649,000

Property Type Residential

Property ID 216

Land Area 206 m2

Floor Area 110 m2

### 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

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- \* Private Master Retreat – Your master suite comes with an ensuite featuring a double shower and ample wardrobe space
- \* Modern Kitchen – Cook with ease using a gas cooktop, electric oven and plenty of cupboard space
- \* Open Plan Living – The light-filled living and dining area flows effortlessly, making it perfect for everyday relaxation
- \* Comfort All Year Round – Stay cozy with split-system air conditioning in the main living area
- \* Good size minor bedrooms - Plus built-in robes in every room for seamless storage.
- \* Spacious main bathroom - With separate shower, bath and vanity
- \* Separate Laundry – Keep your home tidy with a dedicated laundry space
- \* Low maintenance rear garden - Including paved area, perfect for your early morning coffee or evening wine
- \* Practical & Secure – A double lock-up garage offers secure parking and extra storage
- \* Located at the rear of the complex (19 villas in total)
- \* 4 dedicated visitor bays
- \* Built in 2010
- \* Close to the new Noranda Train Station

## Financials

- \* Low strata fees - \$311.30 per qt (\$276.35 admin & \$34.95 reserve)
- \* Potential rent of \$580 to \$600 per week

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