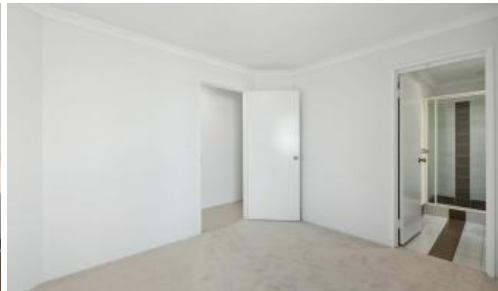




35 Salmar Way, Westminster



## MOVE-IN READY! STYLISH & MODERN

Don't miss your chance to secure this beautifully updated 3 bedroom, 2 bathroom home on a Survey Strata Lot, in a prime Westminster location. Whether you're a first time buyer, downsizer or investor, this property is move in ready with nothing left to do but enjoy!

Recently refreshed throughout, this home boasts fresh paint, brand new carpet, modern light fittings, updated switches and newly laid artificial grass at the front and sides—perfect for easy care living. A brand new oven and gas cooktop complete the stylish and functional kitchen, while both bathrooms have been refreshed for a sleek, contemporary feel.

Set in a quiet, convenient location, adjacent to Salmar Edale Reserve, this home offers the perfect blend of comfort, style and practicality.

Don't miss this fantastic opportunity—move in and enjoy all the modern updates today!

 3  2  2  267 m2

Price	Mid \$700,000s
Property Type	Residential
Property ID	227
Land Area	267 m2

### INSPECTION TIMES

Sat 06 Sep, 1:15 PM - 1:45 PM

### 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**

Features include:

- \* Extremely low maintenance garden with newly installed artificial turf
- \* Master bedroom with new carpet, double BIR and refreshed ensuite
- \* Ensuite with vanity, bath, shower and WC
- \* Open plan living, kitchen and dining area
- \* Modern kitchen with plenty of storage with Corian benchtops, new oven and new gas cooktop
- \* Split system air condition in living area
- \* Both minor bedrooms with built in robes
- \* Main bathroom with vanity, shower, bathtub and separate WC
- \* Separate laundry
- \* Private rear courtyard, seamlessly connected to the living space, perfect for entertaining
- \* Double lock-up garage with shoppers' entrance for convenience
- \* Walking distance to Salmar Edale Reserve, close to local schools, shops and public transport
- \* Easy access to Reid Highway
- \* 267sqm Survey Strata block
- \* NO Strata Fees
- \* Built in 2007

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.