

Sold



Unit 1, 8 Ryce Ct, Eden Hill



### STREET FRONT GEM

Put this Villa on top of your list. This villa has all the key attributes – good street and location, separate and freestanding, own street frontage, good spacious design and well maintained, small complex, extra own parking.

Details of this rare gem are as follows:

- Freestanding (no common walls) with own street frontage;
- Quiet complex of 8 villas;
- Spacious 115 m<sup>2</sup> house on large 320 m<sup>2</sup> land;
- Small cul-de-sac with quality homes;
- Well maintained with new carpets;
- Extra large lounge with separate space for TV/media/study zone;
- 3 spacious bedrooms, all with 2 or 3 door robes;
- Bright bathroom with separate shower and bath;
- 3 air-cons in 2 bedrooms and living area;
- Gas hot water system, hotplates and bayonet for heating;
- Both dining and laundry have access to rear patio;
- Full length rear patio facing north for winter warmth;
- Large store in carport;
- Separate frontage provides own parking for 3 or 4 cars;
- Walking distance to Freeland Sq Park and Jubilee Reserve;
- Strata fees of \$294 per quarter.

3 1 1 320m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	573
Land Area	320 m <sup>2</sup>
Floor Area	115 m <sup>2</sup>

#### Agent Details

Corinne Webber - 0412036133

#### Office Details

Callaghan Property Group Pty Ltd  
34 Chaffers St Morley, WA, 6062  
Australia  
08 9279 4271



Ring Corinne on 0412 036 133 for extra details and to view.

All details are presented on the vendors advice. Prospective purchasers should take the necessary actions on their own behalf to satisfy themselves of the details of conditions, contents, fixtures and improvements in regards to this property.

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.