

## Applecross, 4/94 Matheson Road

**\*\*Under Offer – Home Open Cancelled\*\***

This is the perfect opportunity for those seeking a fully renovated home. Nestled in a small group of 12 villas, this north-facing villa is stylishly designed with an open plan layout that offers low-maintenance living in a central convenient location. This 2 bedroom, 1 bathroom villa offers ample space, perfect for a first home buyer, downsizer, or an astute investor.

Light-filled and spacious, the open-plan living and dining area overlooks the undercover patio, perfect for entertainment with family and friends in all seasons.

The home features tile flooring for easy care maintenance. The kitchen has been renovated, it has tiles splashback, plenty of benchtop space, cupboards, and drawers for storage. The bathroom is refreshed.

2 1 2

### For Sale

Please Call

### View

[ljhooker.com.au/5EA3FFB](http://ljhooker.com.au/5EA3FFB)

### Contact

**Kim Liew**

0430 015 796

[kim.liew@ljhvicpark.com.au](mailto:kim.liew@ljhvicpark.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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(WA)  
(08) 9473 7777**

The master and second bedroom both have built-in robes.

Features and Benefits:

- \* Neutral paint tone throughout
- \* Living room and master bedroom are north-facing
- \* Tile flooring throughout
- \* LED recessed lighting, pendant lighting, and spotlights in living, kitchen, and dining
- \* Kitchen features stone benchtop with ceramic cooktop, fan force oven, rangehood, and dishwasher
- \* 2 split system air conditions in the living area and master bedroom
- \* Ceiling fan in the master bedroom
- \* Double-door fridge recess in kitchen
- \* Master bedroom with mirror built-in robe
- \* Second bedroom with built-in robe
- \* Plantation shutters window treatment in master and second bedroom
- \* Spacious bathroom
- \* Electric hot water system
- \* Undercover patio
- \* One garage and one open car bay

Rates and Strata Levy:

- \* Council Rates: \$1,685.34 FY23/24
- \* Water Rates: \$1,074.48 FY23/24
- \* Strata Admin Levy: \$343.00 per quarter
- \* Strata Reserve Levy: \$242.00 per quarter

Location:

Nestled in the sought-after suburb of Applecross, this villa offers a perfect blend of location, design, and modern living. Surrounded by lush open spaces with easy access to Applecross Village, this residence presents an exceptional opportunity for low-maintenance and deluxe living.

Located within the Applecross Senior High School Zone, you'll be close to shopping and entertainment precincts Westfield Booragoon, Applecross Village, local cafes and restaurants. Ideally positioned, this home is also in proximity to Wireless Hill Park, Piney Lakes Reserve and public transport links.

Contact:

Represented by Kim Liew, to book your viewing, contact Kim directly, or text "4/94 Matheson Road" to 0430 015 796 for further information.



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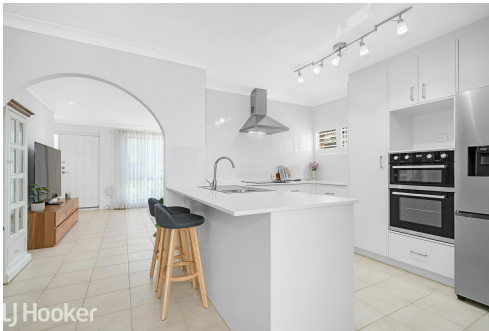
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# More About this Property

Property ID	5EA3FFB
Property Type	Villa
House Size	99 m²
Land Area	148 m²
Including	Air Conditioning Courtyard Built-in-Robes Remote Garage

**Kim Liew 0430 015 796**  
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#### 4/94 Matheson Road, Applecross 6153

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

#### APPROXIMATE BUILT AREAS

BUILT AREA	: 83m <sup>2</sup>
PATIO AREA	: 11m <sup>2</sup>
GARAGE	: 13m <sup>2</sup>
PORCH	: 3m <sup>2</sup>
TOTAL AREA	: 110m <sup>2</sup>