



13/10 Delamere Way, Camillo

## YOUR FIRST STEP OR NEXT INVESTMENT

Whether you're stepping into the market, downsizing or securing a solid investment, this well-presented villa delivers a low-maintenance lifestyle with all the right inclusions.

Freshly painted and finished with brand new carpets, the home feels light, refreshed and ready to enjoy from day one. At its centre, the open plan living area connects seamlessly with a modern kitchen featuring a gas cooktop, rangehood and generous storage, all overlooking the tiled family space.

All three bedrooms are well-proportioned and fitted with built-in robes. The master suite includes a mirrored double sliding robe and its own private ensuite, while the main bathroom offers both a separate shower and bath.

The living area is equipped with split system air conditioning and a gas bayonet, providing comfort across the seasons. Practical additions such as a gas hot water system and a lock-up storeroom within the garage add to the home's overall functionality.

Outdoors, a covered patio creates a simple space to relax or

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Thornlie | Canning Vale

(08) 9459 7788

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

entertain, framed by low-maintenance gardens that keep upkeep to a minimum.

A secure double remote garage enhances everyday convenience, while a security screen to the front door adds an extra layer of peace of mind.

Positioned within easy reach of the Champion Lakes Regatta Centre, along with local shops, schools and public transport, the location supports both lifestyle and long-term appeal.

A straightforward, well-kept home with broad appeal - ideal for both owner-occupiers and investors.

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## MORE DETAILS

Property ID	9QTHA2
Property Type	Villa
Land Area	275 m2
Including	Ensuite
	Air Conditioning
	Outdoor Entertaining
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport

### **Nathan Frisina 0431 714 375**

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