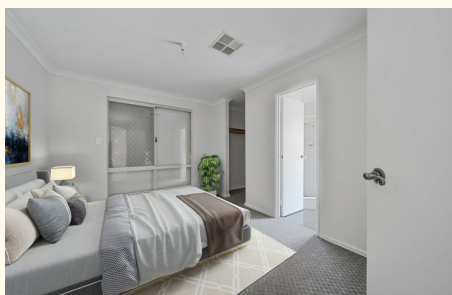




Sold



236A Rutland Avenue, Carlisle

Street Front Villa with NO STRATA FEES

Proudly Presented by Fulton Borthwick

This spacious brick and tile street front villa with a floorspace of approx 130sqm sits on a generous 372sqm piece of land.

The property consists of two living areas and a great floorplan for easy living and is situated in a super location close to every amenity that one could wish for, making it a joy to live here.

Excellent features and benefits include:

- Two living areas
- Open plan kitchen/meals/family
- Formal lounge and dining
- Master with ensuite and walk in robes.
- Second bedroom with built in robes.
- 3rd bedroom with walk in robes
- Kitchen with pantry, stainless steel single bowl sink and rangehood
- Family bathroom with bath
- Alfresco with patio
- Double carport
- storeroom

3 2 2

FOR SALE

Offers From \$799,000

AGENTS

Fulton Borthwick

0481 194 439

fultonborthwick@ljhvicpark.com.au

Kim Liew

0430 015 796

kim.liew@ljhvicpark.com.au

AGENCY

LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

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.

LJ Hooker

- Extensive paving around the home
- Close to key arterial roads -Graham Farmer Freeway, Leach Highway, Orrong road, Great Eastern Highway
- " In close proximity to Carlisle train station, Perth Airport, Belmont Forum shopping centre, schools, Parks, Victoria Park café and restaurant strip, Crown entertainment complex, Optus stadium, Perth CBD, Mineral Resources park-home of the West Coast Eagles
- 1998 Build
- Small complex of only 3
- NO STRATA FEES
- Council rates: \$2,076.78pa
- Water rates: \$1,269.17 (24/25FY)

Will not last long! Act now to avoid disappointment in this super-HOT market.

NB: Property is being sold on an "AS IS" basis.

- We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

MORE DETAILS

Property ID	5GF0FFB
Property Type	House
House Size	130 m2
Land Area	372 m2

Fulton Borthwick 0481 194 439

Sales Consultant | fultonborthwick@ljhvicpark.com.au

Kim Liew 0430 015 796

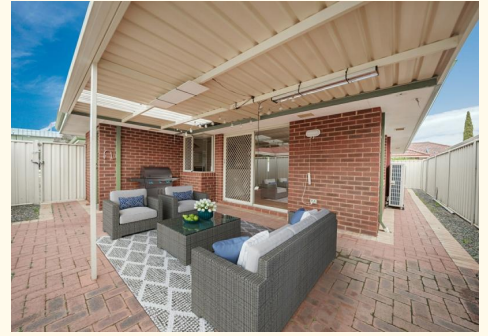
Sales Consultant | kim.liew@ljhvicpark.com.au

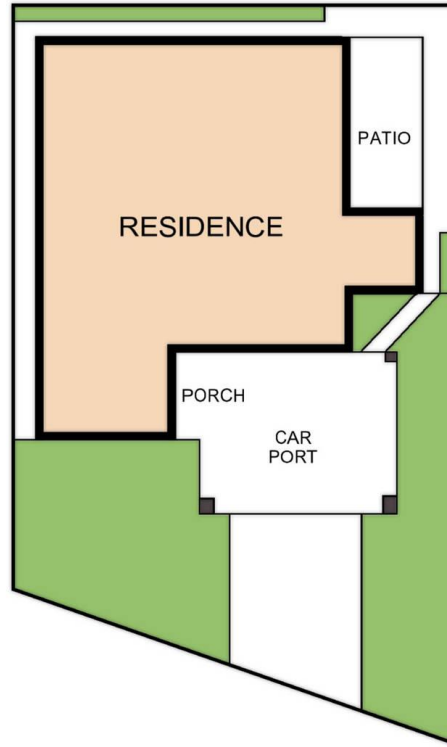
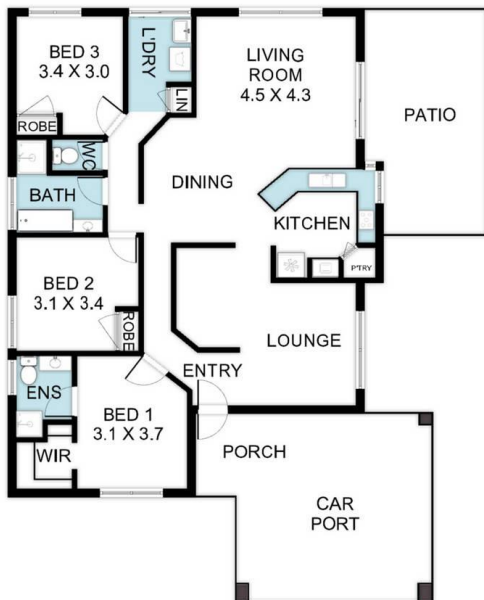
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APPROXIMATE BUILT AREAS

BUILT AREAS	:	130sq.m
EXTERNAL AREAS	:	242sqm
TOTAL BUILT AREAS	:	372sq.m

236A Rutland Ave, Carlisle WA 6101

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here in 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.