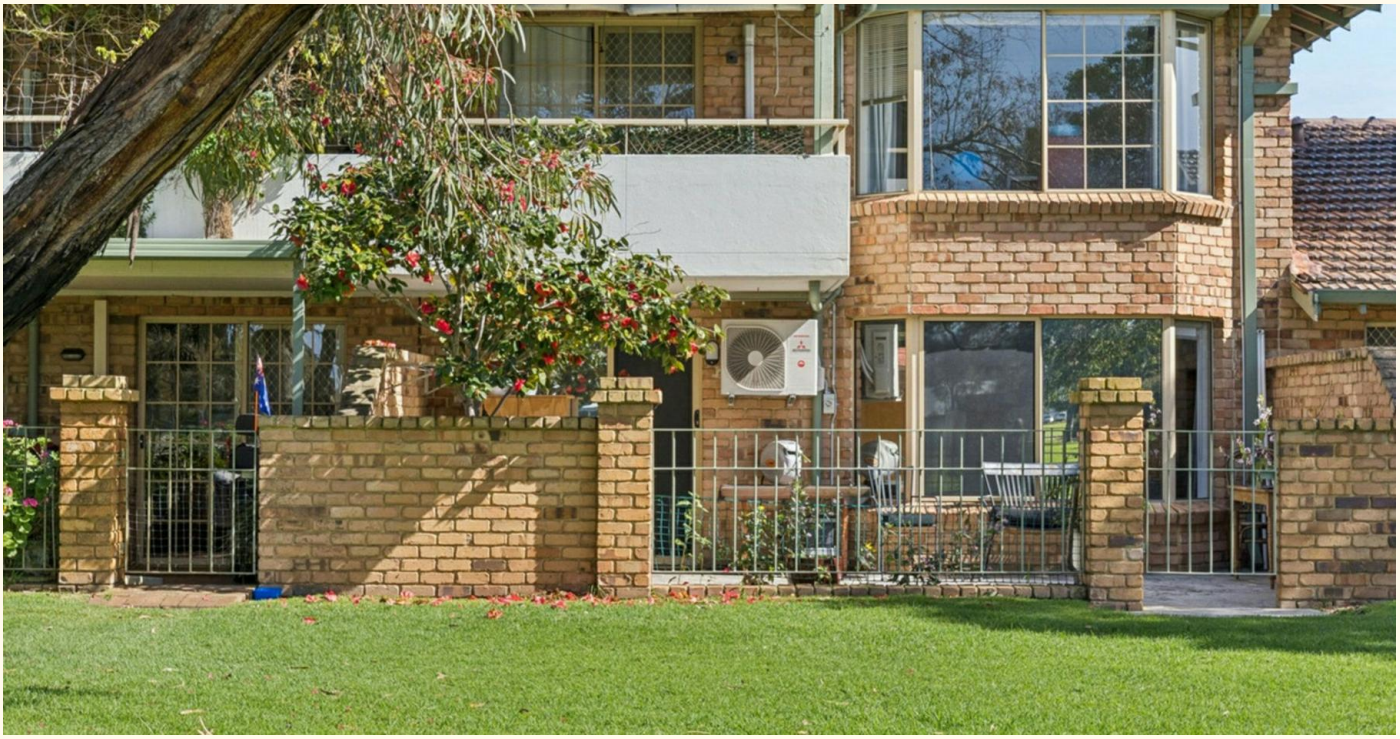








32/444 Marmion Street, Myaree

Over 55's Retirement Living - No Entry or Exit Fees, The Equity Is Yours To Keep

Pets welcome (subject to strata approval), and this villa can also be rented out to a qualifying over-55s tenant in the meantime if you're not quite ready to move in.

Unit 32, Myaree Gardens has been beautifully renovated - and its ground-floor position, with your own gate into the parkland and lake reserve next door, is something money can't recreate. It's a freehold, strata-titled home in an over-55s community (not a lease-for-life village), with resort-style extras right on your doorstep. And because it's freehold - not a lease, not a loan-to-live arrangement - it's genuinely yours to own. Any equity growth is yours to keep when you sell.

The renovation: kitchen, bathroom, separate toilet and patio have all been renovated, with fresh paint and new carpet through the entire villa, new window furnishings, mirror tinting to every window, and a self-closing door. In the kitchen you've got stone benchtops, a gas cooktop, oven, double sink and pot drawers. The bathroom has been renovated with an adjustable shower head, plus a separate toilet and

2 1 1

FOR SALE
Please Call

AGENTS
Rebecca Seniloli
0418 603 574
rebecca.seniloli@ljhpxp.com.au

AGENCY
LJ Hooker Mandurah
(08) 9586 5555

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

combined laundry. Add reverse-cycle air conditioning, gas heating and anti-theft security screens throughout, and there's genuinely nothing left to do.

The setting: wake up to the lake and parkland outlook that makes this villa one of a kind, step straight from your low-maintenance courtyard through your own gate onto the reserve. Park under cover in your own single bay, with shared visitor parking available at the front of the complex. Both bedrooms have built-in wardrobes, with extra built-in storage to bedroom two, a large double sliding door storage cupboard in the hallway, plus a large storage shed for everything else. Between the kitchen, hallway and bedrooms, storage is genuinely well covered.

Life in the community: as a resident of this over-55s complex, you'll have access to a sparkling pool and barbecue area, an on-site library, and beautifully kept gardens - all just steps from your door, with a bus route to Garden City and Fremantle close by. There's a genuine social calendar too - sundowners, fish and chip nights, bingo, bocce and scrabble get-togethers, plus visiting specialists including a podiatrist and hairdresser and regular exercise classes. This is the kind of complex people talk about for the community as much as the address.

At a Glance

Pets allowed (subject to strata approval)
Can be rented out to a qualifying over-55s tenant until you're ready to move in
Over-55s lifestyle community
Freehold, strata-titled - yours to own, with equity yours to keep on sale, no entry or exit fees
Lake and parkland views
Fully renovated 2023 - kitchen, bathroom, separate toilet, patio
New paint, carpet and mirror-tinted windows throughout the entire villa
Stone benchtops to kitchen
2 bedrooms, built-in wardrobes
1 bathroom + separate toilet + combined laundry
Storage throughout - kitchen pot drawers, hallway cupboard, storage shed, and built-in wardrobes to both bedrooms
Reverse-cycle air con, gas heating, security screens
Ground floor, own gate into the park
Under-cover car bay (single) + shared visitor parking at complex front
Complex pool, BBQ area, library, lakeside gardens
Social calendar: sundowners, fish and chip nights, bingo, bocce, scrabble
Visiting podiatrist, hairdresser, and regular exercise classes
Bus route to Garden City and Fremantle

Renovated villas to this standard are rare in the complex - the kitchen, bathroom, patio, paint, carpet and window furnishings have all been done, so there's genuinely nothing left to spend or organise. Call Rebecca to view.

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Rebecca Seniloli and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

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MORE DETAILS

Property ID	4TSUFF2
Property Type	Unit
House Size	74 m2
Land Area	114 m2
Including	Air Conditioning Toilets (1) Courtyard Built-in-Robes







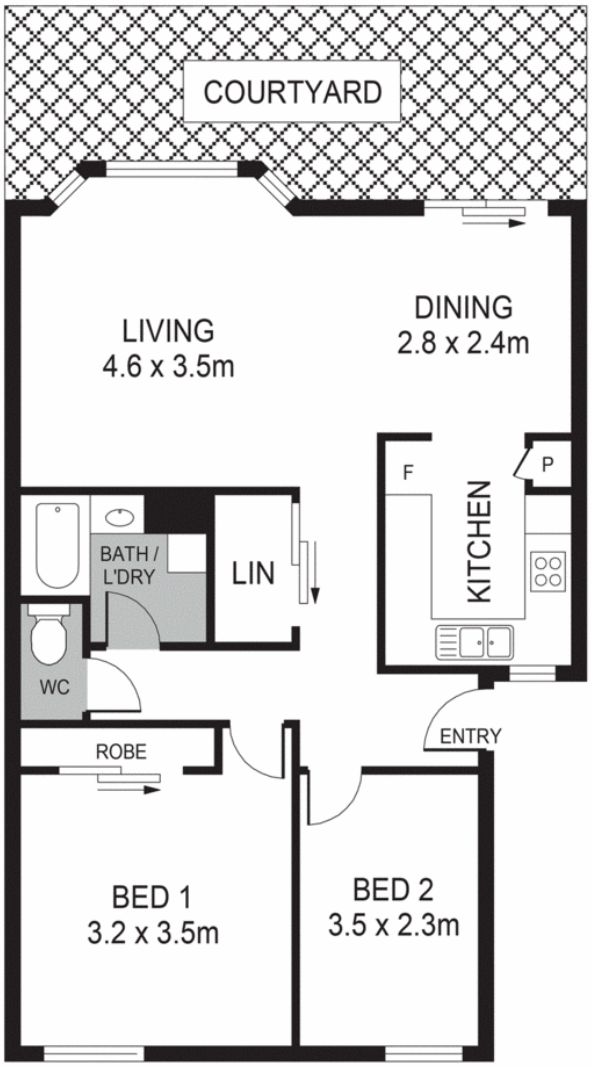




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32 - 444 MARMION STREET, MYAREE

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LJ Hooker