







11/2 Hobby Retreat, Queens Park

Suprisingly large villa, top location

Presented by Shagun Ahuja of LJ Hooker Victoria Park-Belmont (WA).

If you've been looking for a villa that offers more space, more comfort and more value, welcome to 11/2 Hobby Retreat, Queens Park.

Tucked away in a well-looked-after, secure complex of just 12 villas, this generous three-bedroom, two-bathroom home offers the kind of space and practicality that is becoming increasingly difficult to find in villa living.

From the moment you step inside, you'll appreciate that this is a home designed to be lived in and enjoyed. With two separate living areas, three good-sized bedrooms and two bathrooms, there is plenty of room for the whole family to spread out, relax and enjoy their own space.

The generous layout gives you the flexibility to create spaces that work around your lifestyle.

The two living areas are a real highlight - perfect for families who want

3 2 2

FOR SALE
$698,000

VIEW
Sat 21st Nov @ 12:00PM - 12:30PM

AGENTS
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AGENCY
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Interested parties must rely solely on their own enquiries.

a separate space for entertaining, watching TV or simply having somewhere quiet to retreat to.

The three well-sized bedrooms provide comfortable accommodation, with the master enjoying the convenience of its own ensuite, while the second bathroom services the remaining bedrooms and living areas.

Surprisingly large kitchen with lots of bench space and cabinets for all your cooking and storage needs.

With two split-system air conditioners and roller shutters, comfort and privacy are well taken care of throughout the year.

Step outside and you'll find an inviting undercover patio - the perfect spot for morning coffee, afternoon drinks, weekend BBQs or relaxed entertaining with family and friends.

The vegetable garden adds a wonderful touch of homeliness and provides the opportunity to grow your own herbs, vegetables and flowers.

A dedicated storeroom provides valuable additional space for bikes, tools, gardening equipment and all those extras you don't want cluttering the home.
And with a double garage, parking and storage are taken care of too.

Property features:
- 3 generous bedrooms 2 Bathrooms
- 2 separate living areas
- Double garage & a store room
- Secure, well-maintained complex of only 12 villas
- Undercover outdoor patio & a garden
- 2 split-system air conditioners & Roller shutters
- Spacious and practical floorplan
- Ideal for families, first-home buyers, downsizers or investors
- FTTP available

Rental appraisal $770 - $820 per week

Location is second to none being walking distance to St Norbert Primary & St Joseph High School also walking distance to the Queens Park train station. Plenty options to go out to dine with Westfield Carousel being 5 mins drive and East Vic Park cafe strip being 10 mins away.

What makes this property stand out is the amount of living space you get for your money. Unlike many villas that can feel compact, this home offers genuine separation between living areas, generously proportioned bedrooms, two bathrooms, a double garage and a useful outdoor entertaining area.
It's a home where you can settle in comfortably today and continue to make it your own over time.

Whether you're a first-home buyer looking for more than just the basics, a family wanting a low-maintenance home without sacrificing space, a downsizer who still wants room for guests, or an investor looking for a practical property, this villa offers plenty of appeal.

Spacious. Comfortable. Secure. Practical.

If you're looking for a villa that feels more like a home than a typical unit, make sure 11/2 Hobby Retreat, Queens Park is on your inspection list.

Contact us today to arrange your private viewing.

Outgoings:

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Council Rates - $2,000 per annum (Approx)
Water Rates - $1,287 per annum (Approx)
Strata Levies - $380 per QTR

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT PLEASE USE THIS URL:
https://go.propps.com/l/BNtbU8lReNRf

- * Disclaimer: While every care has been taken in preparing this advertisement and the approximate outgoings, the information provided has been supplied by the seller and the seller's agent in good faith. However, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers should make their own independent enquiries to satisfy themselves on all relevant matters. Images are for illustrative purposes only

MORE DETAILS

Property ID	5H79FFB
Property Type	Villa

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11/2 Hobby Retreat, Queens Park, WA, 6107

TOTAL APPROX. FLOOR AREA 150 SQ.M

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.

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