

5/219 North Beach Drive, Tuart Hill

## NEW PRICE - CONTACT JOEL!

PEACEFUL REAR VILLA WITH SUNSET VIEWS

Privately positioned at the rear and beautifully maintained throughout, this spacious, single-level villa delivers effortless low-maintenance living in a location prime for everyday convenience. Bright interiors, generous proportions and a functional floorplan combine to create a home that feels instantly welcoming - offering the perfect blend of comfort, privacy and practicality.

At the heart of the home, the spacious living, dining, and kitchen area provides a light-filled central hub designed for easy living and connection. The wrap-around kitchen is well-appointed with ample bench space, gas cooking and abundant storage, while the adjoining living and dining zones flow seamlessly to the spacious outdoor entertaining area.

All three bedrooms are generously sized and feature built-in robes, including a comfortable master retreat complete with its own ensuite. A second bathroom services the remaining bedrooms, while split-system air conditioning throughout ensures year-round comfort. Security roller shutters to all doors & windows add further peace of mind.

3  2  2 

**FOR SALE**  
From \$850,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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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**

Outdoors, the spacious courtyard offers the ideal balance of entertaining space and low-maintenance appeal. Whether hosting family and friends, enjoying a quiet morning coffee or simply relaxing in privacy under a gorgeous sunset, the easy-care outdoor setting perfectly complements the home's lock-and-leave lifestyle.

Completing the package is a secure lock-up garage with additional parking for 1-2 cars (ask Joel), attached storeroom, and a peaceful rear position that enhances both privacy and tranquillity. Conveniently located within a short distance to cafés, restaurants, shopping, medical facilities, parks and public transport, this is easy-care living without compromise.

Features Include:

- Privately positioned rear villa with no strata fees
- Three spacious bedrooms, all with built-in robes
- Two bathrooms & separate second WC
- Light-filled open-plan living, dining and kitchen area
- Functional wrap-around kitchen with gas cooktop and ample storage
- Split-system air conditioning to Beds 1 & 2 + living
- Security roller shutters to all doors and windows
- Spacious low-maintenance courtyard with sunset views, ideal for entertaining
- Secure lock-up garage with additional parking space for 1-2 cars
- Secure storeroom adjacent to garage
- Walking distance to cafés, shops, parks, schools and public transport
- Easy access to Wanneroo Road, Morely Drive, Main St, and so much more
- Internal: 101m<sup>2</sup>, External: 145m<sup>2</sup>, Garage: 16m<sup>2</sup>, Store: 5m<sup>2</sup>, Total Strata Area: 267m<sup>2</sup>

Outgoings (approx.):

Council Rates: \$1,723.98 p/a

Water Rates: \$1,087.27 p/a

Communal Strata Insurance: \$758.28 p/a

Private, secure and exceptionally easy to maintain, this inviting villa offers relaxed living in a location that keeps everything close at hand. Contact Joel today with any queries and to register your interest.

Disclaimer: All distances are estimations obtained from Google Maps. All sizes of the property are estimated, and buyers should rely on their own measurements when onsite. All outgoing are approximate and subject to change without notice. Information provided is for advertising purposes only, buyers are recommended to verify all items personally and rely on their own investigations.

## MORE DETAILS

Property ID 8G0HNF  
Property Type Villa  
House Size 101 m2  
Land Area 267 m2  
Including Ensuite  
Air Conditioning  
Alarm  
Built-in-Robes  
Close to Schools  
Close to Shops  
Close to Transport  
Exhaust  
Security System  
Window Treatments

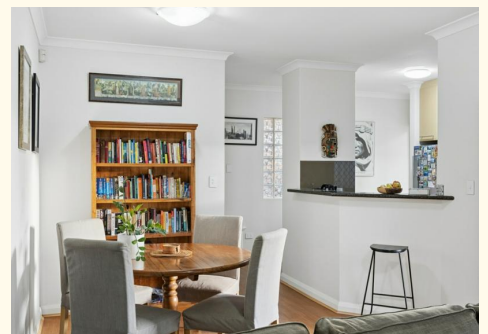
**Joel Cooper 0488 242 283**

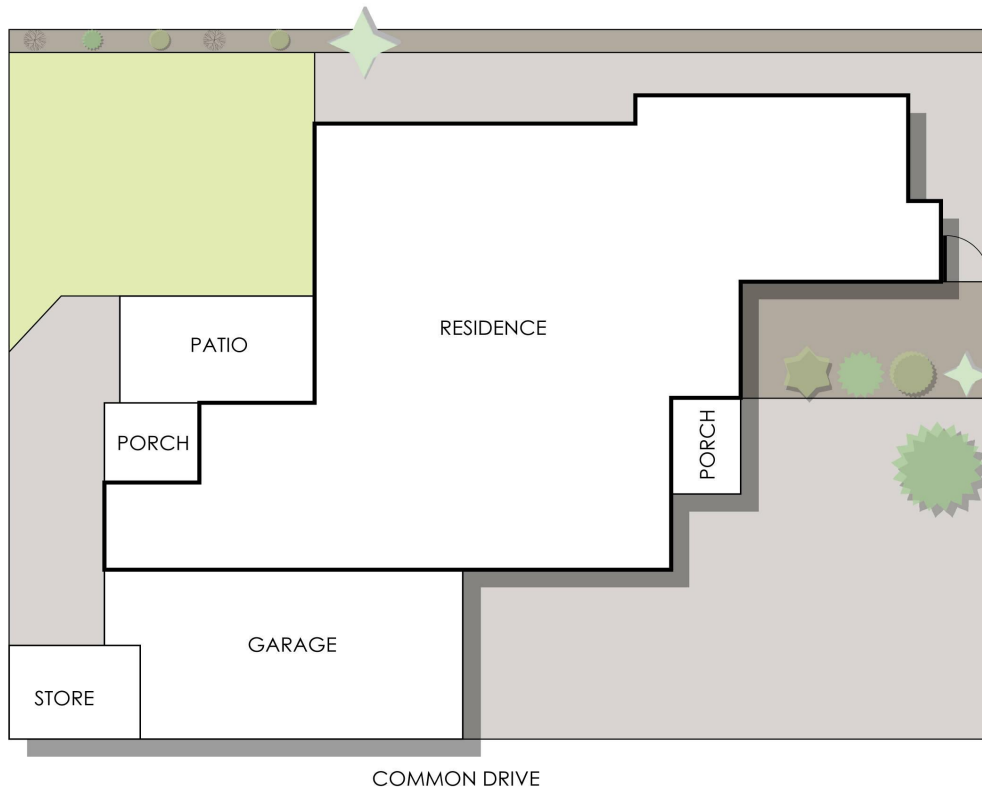
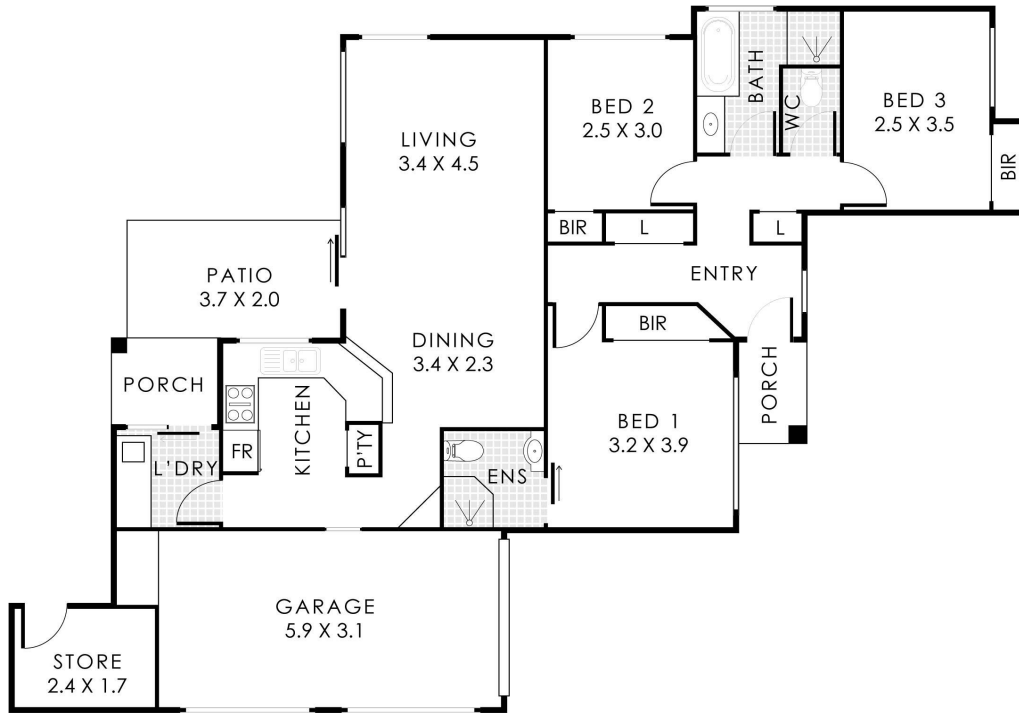
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### 5/219 North Beach Drive, Tuart Hill

Residence 101m<sup>2</sup> | Porch 5m<sup>2</sup> | Patio 7m<sup>2</sup> | Store 5m<sup>2</sup> | Garage 16m<sup>2</sup>  
**Total Area 134m<sup>2</sup> | Total Lot Size 267m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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