



## Tuart Hill, 4/76-78 Wattle Street

### Wonderful Wattle!

An outstanding opportunity here to secure your new home in this fantastic inner northern suburb. You will enjoy all that this wonderful location has to offer, including great cafe's & restaurants, a short walk to Robinson Reserve and super easy access into the city which is just 7kms away.

76-78 Wattle Street is a very well presented small single level strata complex made up of 10 lots with additional visitor parking. You will rarely see street appeal and common areas landscaped and maintained to such a high level. This is a place you will be proud to call home.

This double brick and tile villa is in great condition and with further scope to add value down the track.

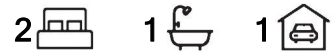
Features include:

- Two good sized bedrooms



**Disclaimer:** 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.

**SOLD**



#### For Sale

Offers from \$529,000

#### View

[ljhooker.com.au/3S99FGJ](http://ljhooker.com.au/3S99FGJ)

#### Contact

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**LJ Hooker City Residential**  
**(08) 9325 0700**

- Spacious lounge with reverse cycle a/c
- Well appointed original kitchen and separate dining
- Separate bathroom and laundry
- Private rear courtyard
- Single carport at the front door
- Timber flooring

Currently leased to great tenants through to 28/03/25. Tenants are keen to stay or you can take the option to move in at settlement.

As a first home, downsizer, or investment property this is a great opportunity seeking quality in a highly sought after location.

Shire rates approx. \$1,584.78 per annum

Water rates approx. \$865.02

Strata fees \$570.00 per qtr.

## More About this Property

<b>Property ID</b>	3S99FGJ
<b>Property Type</b>	Villa
<b>House Size</b>	71 m2
<b>Land Area</b>	75 m2
<b>Including</b>	Toilets (1)

### Clint White 0422 960 305

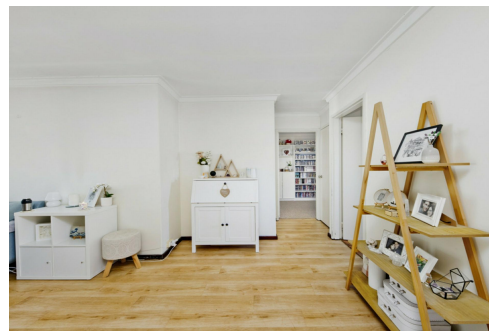
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