

**2/3 Dodd St, Wembley, WA 6014**

**CVUE**

**Sold Villa**

Wednesday, 23 August 2023

2/3 Dodd St, Wembley, WA 6014

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 255 m2**

**Type: Villa**

**\$620,000**

CVue Property is proud to present this beautiful street front, over 55's villa, sitting on 255sqm with 110sqm internal living. Located on a quiet street in Wembley, this villa is ideally situated within 400m to local shops and amenities and a short 1km drive to the freeway entrance. With low strata fees and only 5 villas in the complex, this wonderful home could soon be yours. A few features for this perfect downsizer and lock up and leave includes: - 3 good size bedrooms, the master with built in robes and Screen Away Blind for total blackout. - Open plan living & dining with upgraded kitchen (all draws self-closing) and natural light throughout. - Modern bathroom with loads of space and separate toilet. - Good size laundry with direct access to outside under the covered pergola. - Completely lined storage/attic room with pull down ladder for entry. - 2 large linen closets. - Gas Bayonet. - Evaporative air conditioning (low dollars to run in summer). - Private alfresco with loads of trees (also fruit trees being lime and loquat) and beautiful greenery. - Single covered carport located right next to the villa (fully covered by weather and includes a shopping door entrance). - Storage shed. - Security lights covering the front garden. - Collapsible clothesline out back. - Gated community with street parking right out front. - 2 additional visitor bays behind the secure gates. - Luscious & large stunning garden area. With a short stroll to Lake Monger, Herdsman Lake, shops and service station, this well cared for, independent villa is waiting for its new owner to call home. Please note this is an over 55's villa, therefore by-laws require one resident to be over the age of 55 or a handicap person recognised by the Disability Services Commission of any age. This property can be bought by an investor of any age, as long as the resident meets the above requirements. Further details can be supplied by the agent. SQM: 255sqm (110sqm Internal, 131sqm External, 14sqm Carbay) Council: \$1510pa Water: \$1200pa Strata: \$500pa DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.