



## 2 Simmental Vale, STRATTON, WA 6056

### UNDER CONTRACT

This property will not last long! Offering excellent value for your money with nothing to do other than move straight in. Great opportunity for first home buyers, FIFO workers or investment buyers.

This beautifully presented, stylish home boasts a magnificent fully renovated gourmet kitchen. Featuring stainless steel appliances, including dishwasher, gas hotplates and retractable range hood. Feature lights to the breakfast bar and statement glass splash back finish off this modern and functional space overlooking the dining and family room.

This home consists of 3 bedrooms, a family bath, separate lounge, dining and family room, laundry and separate toilet. Downlights throughout the living areas, modern flooring and generous linen/storage cupboards.

Situated on a generous 495sqm corner block, with side access including paving that is ideal to park your caravan/ boat / car or trailer. Featuring a 6m x 4m shed with roller door and side door access and fully lockable.

The property is fully fenced, has a tidy easy-care garden with a generous patio and

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**TYPE:** Sold

**INTERNET ID:** 300P48376

#### SALE DETAILS

**Offers From \$399,000**

#### CONTACT DETAILS

**Elders Perth**

Level 2, 195 Great Eastern  
Highway

BELMONT, WA

08 9422 2444

**Libby Carruthers**

0407 081 437

additional garden shed. Loads of space to entertain, lawn for the kids for outdoor activities. This property would also suit the lock and leave requirements of FIFO workers or down sizers who travel.

#### PROPERTY FEATURES

Master Bedroom with walk-in-robe and ceiling fan

2 Good sized bedrooms

1 Bathroom

Solar

Modern kitchen

Stainless steel appliances

Dishwasher

Evaporative Air Conditioning

Undercover Patio

Gas connected

Side access

6m x 4m fully lockable shed

This home is located within walking distance to local schools, shopping Centre and park.

Call Libby now to arrange a private inspection 0407 081 437

- Land Area 495.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Single garage
- Double carport





