

Sold



25 Fleming Ave, Wilson



## CHARACTER STYLE HOME

\*\*\*SATURDAY 18th HOME OPEN CANCELLED)

Motivated seller will look at all reasonable offers for this charming 3 bedroom character home on a 482sqm survey strata block title block (zoned R40).

The hub of the home consists of the kitchen with double fridge recess and plenty of storage appliances, two living areas (front lounge plus fully enclosed veranda / family room, with access from all bedrooms), front offices and separate dining room.

The enclosed and private pool area is located at the front of the home pool is located at the front of the home and in full view of the office.

While the property is tastefully decorated, it has great potential for enhancement with some tender loving care, dedicated effort and a touch of creativity, this offers you ample opportunities to infuse your own modern twist and transform it into a truly impressive home.

🏠 3 🚿 1 🚗 2 📏 482 m2

Price SOLD for \$565,000

Property Type Residential

Property ID 23

Land Area 482 m2

### AGENT DETAILS

Lee Tamblin - 0466 250 944

### OFFICE DETAILS

One Percent Realty WA  
1003/162 Canna Drive Canning  
Vale, WA, 6155 Australia  
61 466 250 944

**ONE**

Features include,

- \* 3 good size bedrooms, all with built in robes
- \* Front lounge with Jarrah wood floor and feature fireplace
- \* Modernised kitchen with gas upright cooker
- \* Separate dining room at the rear of the home
- \* Office/study with 2 storage rooms overlooking pool area
- \* Large bathroom with walk in shower, bath and vanity
- \* Separate WC off the laundry
- \* Fully enclosed veranda with access from all bedrooms, used as a family rooms
- \* Ducted reverse cycle air conditioning
- \* Outdoor entertaining area outside of family area
- \* Sparkling below ground pool
- \* Double garage
- \* 482sqm survey strata block
- \* Originally built in 1930
- \* To be sold on an "AS IS" basis

Situated in a great location,

- \* Walking distance to Canning River, Canning River Cafe, Civic Centre Park and Wilson Park.
- \* Easy Access to Leach Highway, Albany Highway and Manning Road.
- \* Short drive to Westfield Carousel, Cannington Leisureplex, Bentley Plaza Shopping Centre
- \* Curtin University approximately 4kms

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.