



21/28 Padbury Way, **Bulgarra**

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Modern Executive Style Living ... Walk to everything

If you want something very nice, low maintenance, close to town and surrounded by quality residents that's spacious and still fits the boat look no further!!

This approx 106 m2 quality build with high quality fittings and fixtures will attract the best of residents to this community, located approx 250 metres from the towns city centre.

- * Very architectural open plan design with high ceilings and natural light filtering through
- * Caesar stone bench tops and European appliances with dish draw
- * Quality tiles throughout living areas
- * Spacious rooms with mirrored built ins
- * Split system air conditioning throughout and fans
- * Alfresco area and Storeroom
- * Double Carport with drive through to boat storage
- * Fully fenced with landscaped gardens and fully reticulated
- * Great for the depreciation schedule being approx 2012 build

Strata fees per quarter at \$1,121.58 = \$4,486.30 (very reasonable when you consider how much building insurance alone is)

Within the fees some of the expenditures covered are building insurance, garden and lawn maintenance of common areas and pest control services

Disclaimer:

First National Real Estate Karratha takes every effort to ensure the information provided on this property is deemed to be correct, it cannot be guaranteed. Measurements quoted are approximations and are not guaranteed with the approved floor plan. Reference to a location feature does not guarantee availability of that particular feature. Prospective buyers should make their own enquiries as to the reliance in the accuracy on this information in making their purchasing decision. Further enquiries are welcome.

\$329,000

ID# 11976100426



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