



## Villa 40

# \$305,000

### Features

2  1  1  1 

- lock up storeroom adjacent to the covered carport
- generous open plan living/dining space
- wall oven, gas hotplate, fridge and microwave recesses in kitchen with a full size pantry
- pull down cafe blind on the balcony
- reverse cycle ducted air conditioning
- freshly painted with new carpets
- storage cupboards in passageway and laundry
- washing line and clothes dryer in laundry
- built in robe with hanging and shelving space in Bedroom 1
- wheelchair width passageways
- lots of double power points

Furniture for display purposes only  
Maintenance fees: \$99.26/wk



*Floorplan  
and Village  
features  
overleaf*

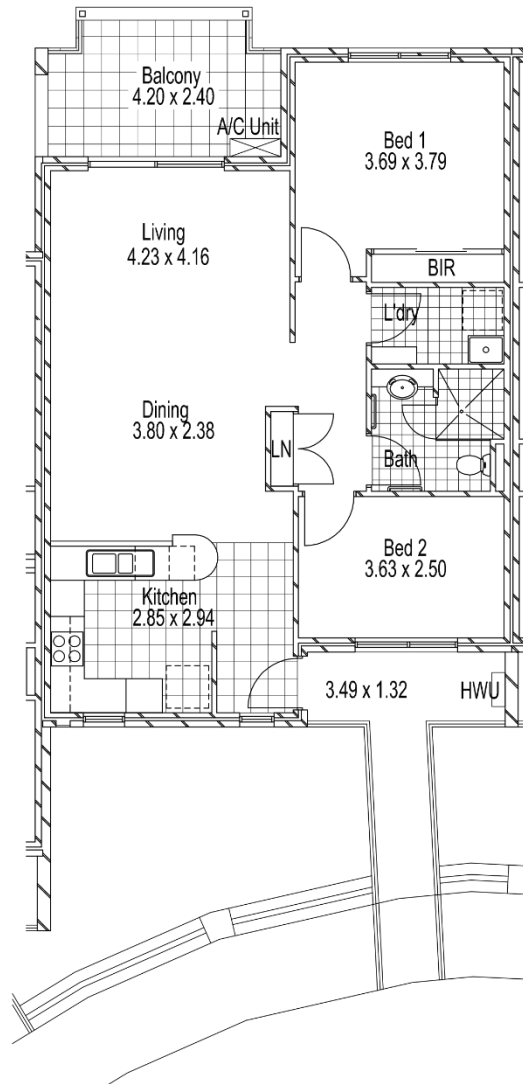


**Caryl Sutrisno**

M: 0419 185 264 T: 1300 064 717

[caryl@seniorsown.com.au](mailto:caryl@seniorsown.com.au) [www.seniorsown.com.au](http://www.seniorsown.com.au)

# Villa 40 Floor Plan



## MYVISTA's Balcatta Retirement Village

### Features

- A delightful complex of 43 villas situated in beautifully landscaped gardens and streets.
- On-site club house includes kitchen and BBQ facilities, library, computers and pool table.
- Heated indoor swimming pool convenient for use all-year-round.
- Safety features include security gates and cameras, and call buttons.

### Lifestyle

- Sense of community spirit and friendship in the Village.
- Extensive nearby parklands.
- Social activities and organised group outings.
- Bus stops within walking distance.
- Close to shopping and social centres, medical practices and just 11kms from Perth CBD.

