



### 3A Tedrake Street Willagee WA

3 2 2

Privately tucked away at the rear, this single level, easy care home offers generous accommodation of 3 bed 2 bath, 2 separate living zones and 2 carparking and is ideally situated within an easy stroll of local parks, shops, cafes & schooling.

The home's clever layout allows for a front lounge room which could easily be converted into a 4th bedroom or home office if required, with the hub of the home being the open-plan kitchen, dining & living which features solar-passive light and flows effortlessly to a huge alfresco entertaining area which will be the summer envy of all your friends. There's still room enough at the rear for a trampoline or synthetic, low maintenance grass for the kids to play.

Internally repainted throughout, brand new carpets,

**Price** : UNDER OFFER  
**Land Size** : 377 sqm  
**View** : <https://www.abelproperty.com.au/8081427>



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**3A Tedrake Street, Willagee**

Residence 104m<sup>2</sup> | Store 4m<sup>2</sup> | Carport 18m<sup>2</sup> | Alfresco 17m<sup>2</sup>

**Total Area 143m<sup>2</sup> | Total Strata Lot 377m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are on approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. CIBC Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. www.cibccreative.com.au