



40/5 Bower Drive Erskine, WA



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Calling all astute Buyer's

Opal Realty are excited to present to market this private, low maintenance villa. Set in a private and secure, gated complex sits one of the very few single-level, 3 bedroom, 2 bathroom stylish units with room for 2 cars, high spec finishes throughout and close to the sparkling inground pool and function room.

Currently tenanted by excellent tenants until September 2022 and achieving \$325 per week.

Features include:

- Secure electric gate entrance
- Stylish elevation complete with rendered walls and Cedar finishes
- Front timber door and high ceilings
- Quality kitchen with stone tops, Blanco oven, 4 x gas burner cook top, dishwasher and do

Melissa Foggin

0477 060 168

Gabrielle Abbott

0430 303 882



FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Total Area: 155.60m²

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