

**1/130 Ladywell Street, Beckenham, WA 6107**



**House For Sale**

Wednesday, 13 December 2023

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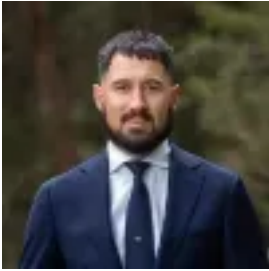
**Bedrooms: 3**

**Bathrooms: 2**

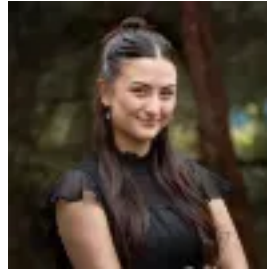
**Parkings: 4**

**Area: 347 m2**

**Type: House**



Cameron Smart  
0862536500



Eboni Freight  
0862536500

## Offers

Welcome to a prime investment opportunity located at 1/130 Ladywell St, Beckenham. This three-bedroom, two-bathroom front-standing villa is currently generating a solid rental income of \$480 per week, with a reliable tenancy secured until 27/06/2024. Step inside to discover three well-sized bedrooms, each equipped with built-in wardrobes. The master bedroom, offers an ensuite and walk-in wardrobe for added privacy. The property features a main bathroom with a bath, accompanied by a separate toilet and a dedicated laundry area with storage. The modern open-plan kitchen is a focal point, boasting a gas cooktop and ample cupboard space. Overlooking the large, easy-care tiled lounge combined with dining, this area is complemented by reverse cycle air conditioning, ensuring comfort year-round. Venture outside to a private paved courtyard surrounded by low-maintenance reticulated garden beds, providing a perfect retreat for relaxation. This investment property not only promises consistent returns but also holds future growth potential. Contact us today and find out more! Property Features: • Tenanted till 27/06/2024 for \$480pw • 2008 built • Master bedroom w/ ensuite and walk in robe • 2 additional bedrooms w/ built in robes • Bathroom w/ tub and seperate toilet • Open plan living w/ reverse cycle aircon • U-shaped kitchen w/ gas stove top, stainless steel range hood and double sink • Patio outdoor entertaining area • Double garage What's Nearby: • • 1.5kms to Beckenham Primary • 3.8kms to Westfield Carousel • 4.3kms to Sevenoaks Senior College • 8.6kms to Curtin University • 10.8kms to Perth Airport • 15kms to Perth CBD To receive further information including the Title and rates information, please give Cameron Smart a call on 0411 598 969 or send through your enquiry today! \*\*Disclaimer: Ray White Cannington have in preparing this advert, used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert.\*\*