

1/19 Beatty Avenue, East Victoria Park, WA 6101



Sold Villa

Friday, 1 September 2023

1/19 Beatty Avenue, East Victoria Park, WA 6101

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 226 m2

Type: Villa

\$520,000

Proudly Presented by Fulton Borthwick Just perfect for first home buyers, downsizers, or investors. This 1988 solid brick and tile home is light, bright, beautifully presented, and boasts a very practical floorplan and a HUGE front private courtyard of 112sqm. Nestled in a small and well maintained complex, 1/19 Beatty Avenue is ideally located just minutes from trains, buses, East Victoria Park Primary, Swansea Street Farmers Market, Aqualife, the vibrant East Vic Park restaurant and cafe strip, Mineral Resources Park (the home of the West Coast Eagles) and major shopping centres. This exciting location is the near city base that will certainly tick many boxes for you. Features include: * Street Front * Surprisingly large and private courtyard at front ideal for entertaining/kids or pets to play * Huge family room with split aircon and gas point * Open plan kitchen/meals * Kitchen with 900mm electric cooktop, Simpson wall oven and grill, ample bench and cupboard space, a good size pantry and double stainless-steel sink. * Master with triple built in robes. * Both bedrooms 2 and 3 have double built in robes. * Family bathroom with bath * Separate WC * Laundry with access to drying courtyard * Linen cupboard * Access to rear drying courtyard via slider from laundry. * NBN (FTTP)-The best connectivity available! * Security front door as well as security grills on all sliders and windows * Carport with additional open space parking for another MV at front of property * Good size storeroom of 5m² * Near new Vulcan Freeloader gas HWS * Low strata fees of only \$750pa * Council rates: \$2,174.76pa (23/24FY) * Water rates: \$1,154.16 (01/07/22 to 30/06/23) * For investors, weekly rental is estimated at \$500 to \$520pw. This freestanding home is full of potential and certainly could be enhanced by updating the bathroom and kitchen in the future. Coupled with the fantastic location just means that the work needed is an opportunity to not only put your stamp on it and make it you own, but to also profit from the experience! Motivated sellers. Will not last! Call Fulton on 0481 19 44 39 for additional information and inspection arrangements. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.