

# 1/47 Grandis Boulevard, Banksia Grove, WA 6031



## House For Sale

Sunday, 24 March 2024

1/47 Grandis Boulevard, Banksia Grove, WA 6031

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 328 m2**

**Type: House**



Mike Gjestland

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## Under offer tenanted - Mid \$500ks

Looking to snap up a neat little investment property with a long term tenant in place? This 3 bedroom, 2 bathroom, two story townhouse sits on an elevated low-maintenance block nestled in front of lush local parklands! Come have a look...you wont be disappointed! The downstairs, the main living/dining is spacious and bright and flows through to the kitchen featuring plenty of storage space, dishwasher and stainless-steel appliances. The kitchen leads out to the quaint bricked courtyard with a dedicated storage room for all your bits and bobs!. Also located downstairs is the laundry with linen cupboard, access to the rear and a seperate W/C. Upstairs, you'll find the master suite with its spacious ensuite and his and hers double mirrored robes. A further two more bedrooms are located upstairs, each with built in robes. The main bathroom is spacious and has a combined shower bath located adjacent the seperate W/C. Features include but not limited to: -Split system air-conditioning to main living (downstairs) -Split system air-conditioning to master suite (upstairs) -Minor bedrooms are a fantastic size with built in robes -Master bedroom with two robes and spacious ensuite bathroom with double width shower-Extra storage under staircase- 3 sliding door linen cupboard located upstairs -Extra street parking for visitors! \*Please note this property is strata titled. There are no associated strata fee's, levies or appointed strata manager. RENT POTENTIAL: current tenant in place until 21/10/24 paying \$520 per week. Call or message us for a detailed rental comparables report if you are looking to invest.Banksia Grove in a snap shot:\* Banksia Grove Shopping precinct featuring Coles, Woolworths & Aldi\* Skate Park\* Approximately 12 tranquil local parks to choose from\* Numerous Cafe's, local eateries and fast food options\* 3x Gyms: Snap fitness, Plus Fitness and Revo fitnessTransportation: (Approximate figures only)\* 9 Minutes drive to Currambine Train Station\* 10 Minutes to Mitchell Freeway\* Bus route throughout Banksia Grove to Joondalup train station\* 12 minutes drive to the Burns Beach foreshoreDisclaimer:\*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.