

# 1/54 Esperanto Way, Westminster, WA 6061

THE AGENCY

## Sold House

Saturday, 9 December 2023

1/54 Esperanto Way, Westminster, WA 6061

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 248 m2

Type: House



Adam Naumovski  
0424364326

**\$410,000**

Adam Naumovski presents...1/54 Esperanto Way, Westminster\*\*\*HOME OPENS THIS WEEK\*\*Saturday 25th November 10:45 - 11:15am Sunday 26th November 10:45 - 11:15am Discover the charms of this low-maintenance, easy-care three-bedroom, one-bathroom home nestled in the heart of Westminster. Tucked away on Esperanto Way, this home offers an oasis of tranquility, yet is conveniently located close to local amenities. Step inside to find a cleverly designed interior with a spacious living area, sure to cater to all your relaxation and entertainment needs. The open plan kitchen and dining area flow seamlessly to the outdoors, creating a sense of unity and openness that is both refreshing and inviting. Outfitted with a main bathroom that boasts a separate shower and bath, comfort and functionality are paramount in this home. The generous-sized bedrooms echo the smart design of the rest of the house, offering ample space for relaxation and privacy. This home, neat and tidy as it stands, is also ripe for a transformative renovation. The potential here is boundless, allowing astute buyers, savvy investors, and first home buyers the opportunity to create something truly special. Venture outside to be greeted by a larger than average 248 sqm block, showcasing a great sized outdoor area with beautiful greenery and a garden shed. The grassy expanse provides a perfect canvas for your outdoor dreams - whether that be an entertainer's paradise or a lush garden sanctuary. The location of this property is a real gem, only a stone's throw away from the beautiful and green Esperanto Harris Gibb Reserve. The home is conveniently located 290m from the nearest bus stop, 1.2km from Mirrabooka Square Shopping Centre, and 2.1km from Westminster Primary School. Moreover, the bustling Karrinyup Shopping Centre is just a short 8.9km drive away. With shops, cafes, bars, restaurants, gym, and various entertainment options all at your doorstep, the convenience factor is undeniable. This property offers an ultra-convenient lifestyle location, a well-thought-out floor plan, and a wealth of potential. Whether you're a small family, a FIFO worker looking for a lock-up-and-leave property, or a savvy investor, this home is a fantastic opportunity that shouldn't be missed! Some fantastic features include: - 3 bedrooms, 1 bathroom - Low maintenance, easy-care property - Cleverly designed interior - Spacious living area - Open plan kitchen and dining flowing to outdoor space - Main bathroom with separate shower and bath - Generous-sized bedrooms - Great potential for transformative renovation - Larger than average 248 sqm block - Well-sized outdoor area with beautiful greenery - Unbeatable location near shops, parks, and schools - Convenient transport options - Close proximity to Esperanto Harris Gibb Reserve - Short drive to bustling Karrinyup Shopping Centre - Ideal for astute buyers, investors, small families, first home buyers, and FIFO workers - And much much more... DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326 ADAM NAUMOVSKI | FOR ALL YOUR REAL ESTATE NEEDS 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.