

**1 Helios Street, Eglinton, WA 6034**



**Sold House**

Friday, 18 August 2023

1 Helios Street, Eglinton, WA 6034

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House

**\$565,000**

THIS PROPERTY IS UNDER CONTRACT AND PROCEEDING TO SETTLEMENT; THANK YOU FOR YOUR INTEREST. Perfect for young families looking at getting on the property ladder or those seeking a smart investment opportunity; this 2022-built 4x2 family home offers plenty of modern upgrades for a quality suburban lifestyle. Surrounded by premium ex-display homes in the Allara Estate, your kids will appreciate the local waterpark & BMX track along with stunning golden beaches and Yanchep National Park only moments from your doorstep. With the up & coming Amberton Village & Eglinton Train Station on the way, now is the time to secure your own slice of paradise in this ever-growing market. • The savvy investor is sure to reap the reward of investing in the WA With current rental demand at crisis point, supply continuing to diminish, and rents continuing to skyrocket; investors will appreciate a great Return of Investment (ROI) for years to come! For this home, you can expect a current rental yield of \$550 - \$580 per week. • Resting on a generous 450sqm block, this home will appeal to those who appreciate modern living with minimal upkeep. Beyond the neat & tidy gardens and extensive lawn, the property overlooks both native & suburban parklands and is presented with a contrasting brick and render front elevation. The enclosed double garage offers shopper's entry for convenience and a workstation nook for tinkering with tools and extra storage. • As you enter the home you will be impressed with an abundance of electrical upgrades and creature comforts! The property is fitted with stone benchtops, ducted reverse-cycle air conditioning, sensory alarm system, fibre optic internet, plus 8x solar panels with 3kW inverter, LED lighting throughout, and instantaneous hot water to keep bills to a minimum. • The king-sized master bedroom is nicely secluded at the rear of the home and has been finished with cool natural tones and a floor-to-ceiling window allowing plenty of natural light. Presented with sumptuous carpets, roller blinds, a large walk-through robe and serviced by a modern open ensuite complete with glass rainfall shower, built-in vanity with fitted storage, and a separate toilet for extra privacy. • The three minor bedrooms are all queen-sized and have been presented with mirrored double-sliding-ropes and vertical blinds with quality carpets underfoot. The family bathroom offers a similar quality finish with a shower, bath, and vanity with built-in storage and mirror. In close proximity you have a separate family toilet, and a neat laundry area and linen recess. • The impressive gourmet kitchen is the hub of the home and boasts a well-appointed scullery that provides generous amounts of storage and additional bench space for meal prep! Whether you're baking cookies with the kids or preparing a food for your guests; you will appreciate the 900mm stainless steel appliances + rangehood, dishwasher, double fridge recess (plumbed), 'Essa' stone breakfast bar, and undermounted sink. • The open plan living and dining area showcases floor-to-ceiling windows allowing in plenty of natural light giving a great sense of space and serenity when you're entertaining guests or dining in style. At the front of the home, the formal lounge is nicely secluded away from the bedrooms so you can turn up the volume and watch your favourite shows in peace. • For those who crave the great outdoors, you will really appreciate the huge private garden area which is essentially a blank canvas for you to add your stamp of approval! Under the alfresco you can BBQ all year round and the liquid limestone surrounds will keep weeds and garden chores to a minimum and with side gates you have easy access should you decide to add a swimming pool or workshop in the future! • EXTRAS INCLUDE: Additional power points, coaxial points, TV points, 2x TV brackets, all window treatments, fixed floor coverings, & light fittings. Contact the Phil Wiltshire Team on 0408 422 863 to express your interest in this property!