

# 10 Trafalgar Gardens, Marangaroo, WA 6064



## Sold House

Tuesday, 15 August 2023

10 Trafalgar Gardens, Marangaroo, WA 6064

Bedrooms: 3

Bathrooms: 2

Parkings: 8

Area: 816 m<sup>2</sup>

Type: House

**\$580,000**

816 SQM CORNER BLOCKPOTENTIAL SUBDIVISION SUBJECT TO APPROVALS Situated on a fabulous 816 sqm CORNER BLOCK, this very neat 3 bedroom TWO BATHROOM home, is craftsman built (Circa 1990), and features Quoin brickwork (What Is a Quoin? Explaining an Architecture Detail (thoughtco.com)) and a nicely maintained and very private outdoor entertaining area. The gardens are filled with shady trees with some imported Granite boulders as features. Especially of note for Tradesmen or car enthusiasts is the huge approx. 6m x 6m workshop with side access from Raible Grove. 10 Trafalgar Gardens will be an ideal Home for First Home Buyers or young Families, who enjoy the amenities of the area and convenient proximity to the City. This is exceptional value and potential in an ideal location being opposite beautiful lush parklands and a short walk to transport and facilities on Highclere Boulevard. Main Features of the property: \* 3 bedrooms, - master has Walk in Robe and Ensuite bathroom, the 2 minor bedrooms both have built in robes. \* Two bathrooms. \* Two x WC \* Kitchen equipped with Double Fridge/Freezer recess. Gas hotplates. Electric wall oven. Pantry and dishwasher. \* Formal lounge which is air conditioned. \* Kitchen, meals family area with sliding door access to pergola \* Large powered workshop. \* Access to rear of block both from front of house and side street \* John Maloney Park opposite Marangaroo Location Details \* 1.5 kms to Warwick Grove Shopping Centre \* 14 kms approx. to Perth City \* 1 km to Marangaroo Primary School \* 1.6 km to Kingsway Christian College, and Ashdale Primary and Ashdale Secondary College INVESTORS: Premium Estates can arrange to rent the property on your behalf on very favourable terms, thereby providing a seamless transaction and relieving you of any stress regarding the proposed new amendments to The Residential Tenancies Act. Holding income of approximately \$27,000 might be generated whilst Planning Approvals are sought. Median Rent in Marangaroo is \$515 per week at July 2023. (Source: Core Logic/RP Data) No representation is made by the Sellers or Sellers Agent regarding possible subdivision, but the avenues that may be explored are either a potential subdivision into 2 blocks or building on to the existing building to create a second dwelling, all, of course, subject to relevant building and Town Planning approvals being granted. This might appeal to experienced, property investors PRICE GUIDE: The Median Sales Value in Marangaroo is \$532,000 at July 2023. (Source: Core Logic/RP Data). 10 Trafalgar Gardens might be considered an above average property in relation to its land area, location, building improvements, and potential building improvements. Therefore, the sellers are asking for offers in the \$500's and buyers should compare the market and make their offers accordingly. DISCLAIMER: The information provided is deemed to be correct but cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by seller or agent & are expressly excluded from any contract. OFFERS ON THIS DELIGHTFUL AND UNIQUE PROPERTY TO: Barry Richards. (PRINCIPAL). Premium Estates,