

# 104 Gascoyne Way, Waikiki, WA 6169



## House For Sale

Friday, 17 May 2024

104 Gascoyne Way, Waikiki, WA 6169

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 704 m2**

**Type: House**



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## From \$649,000

Welcome to this gorgeous four-bedroom, two-bathroom home that is filled with amazing features throughout, and holds an incredible amount of space including a front family room, rear living and dining area, side guest room/retreat room nearby the kitchen, and a massive powered workshop to the rear. Situated in a great location - with schools and multiple parks nearby - this home is perfect for those with families. If you are looking for a well-positioned home with quality features throughout, then look no further - this may be your dream home. Come and take a look today!

**Property Features:-** Four-bedroom, two-bathroom home in Waikiki- Approx. 704 square meters land size- Approx. 125 square meters built size- Built 1995- Powered workshop with roller door- Front family room and rear living & dining area- Ceiling fans throughout- Split system air conditioning- Guest bedroom/5th bedroom to side of kitchen!- Built in shelving to most bedrooms- Walk in robe and ensuite to main bedroom- Undercover patio area to backyard, plus paving & lawn area

**Investor Summary:-** This property is currently owner occupied, and ready for move-in or renting out after settlement- Market rent for 104 Gascoyne Way is approximately \$650 per week- Based on a purchase price of \$650,000 and market rent, the estimated rental yield for this property is 5.21%- HouseSmart is highly active in Waikiki and the surrounding areas, and can provide high-quality property management services from settlement and beyond!

To the exterior of this property, you have an amazing amount of space, with room for parking your car behind the secure gates, and an open green lawn area which cools down the home and would be a lovely play space for pets or kids. To the side, you have the entrance to the workshop, which is not only a massive size but also features lighting and power so that you can tinker to your heart's delight. Coming inside, you are welcomed to the entry area, which is separated from the front family room with a brick half-wall and creates a nice separate space for welcoming friends and guests. This front family room presents a great space for sitting back and relaxing with family. To almost every room in the home including this family room, you have ceiling fans cooling down the space. The main bedroom is just off this entrance area, with the rest of the bedrooms towards the rear of the home. This bedroom is an ample size and is filled with desirable features such as a large walk in robe, it's own private ensuite, and a split system air conditioner to keep the room in upmost comfort. Coming through to the rear of the home, you step through to the kitchen area, nearby which is the first minor bedroom, as well as the fifth bedroom/retreat room. The minor bedroom features decorative panelling walls, as do many of the rooms, and has privacy curtains & roller shutters to the windows. The retreat bedroom is easily able to be used as a studio, playroom, or whatever use you can think of. With access to the kitchen, the outdoor patio area and the front yard, this room has many uses and the multiple access points make it a great space for an activity area. The third and fourth bedrooms are down the hallway off the living area. These are both good sizes. Throughout the majority of the home, you have wood-look laminate flooring which brings each room together and adds a nice style to the home. There are built in robes/shelving for your storage needs. The third bedroom would act well as a study area. The kitchen is a grand size and is filled with great quality features, including a large amount of bench space and cabinetry for storage. There is a deep circle sink, a built-in oven, gas hotplates, built-in wooden shelving, and a breakfast-bar style benchtop. Are you ready to make your first meal in your new home? The kitchen looks out of the dining and living area. This area has a lot of room and plenty of light with well-positioned windows. There is also a split system air conditioner here. Stepping out from the living area, you come to the undercover patio which has all you need for a great outdoor entertaining area. Having 704 meters of land altogether, you are certainly not stressed for space, and the backyard shows this. Along with the workshop, there is also another smaller garden shed, as well as paving area and the patio, and not to mention the large lawn area that is ready for you to enjoy. If you have kids or pets, they would love playing here! Decorating the yard is several decorative trees and bushes, bringing a touch of greenery that you can expand. Waikiki has seen popularity with both investors and owner occupiers. The suburb has multiple transport links include two nearby train stations (Warnbro & Rockingham), and a good amount of bus services. It has a large amount of reserves and parks to enjoy, and is situated nearby the beach, with multiple foreshore parks. 104 Gascoyne is only around 5 minutes drive from the sizeable Rockingham Shopping Centre, which along with it's shops also sports a cinema, entertainment arcade, and a nearby oval. As for schools, close by to the home you have East Waikiki Primary School (approx. 10 min walk), South Coast Baptist College, and Waikiki Primary School. There is so much to love about this home, from it's large living spaces, many bedrooms, retreat room, and modern design with renovated touches. If you are looking for a place to settle down to, your dream home, or for an investment property, this home has what you are looking for. Only one thing is missing - you. Are you ready to take that next step? Call us today and make a viewing!