

# 11 Bugendore Street, Maida Vale, WA 6057

## House For Sale

Thursday, 14 March 2024



11 Bugendore Street, Maida Vale, WA 6057

Bedrooms: 3

Bathrooms: 1

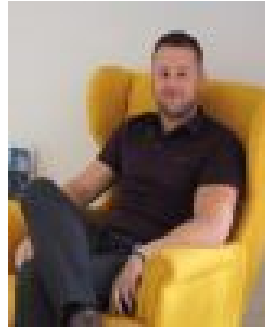
Parkings: 4

Area: 806 m2

Type: House



Anneli Carson



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**From \$595,000**

There's plenty to love in this comfortable home positioned on a generous 809m lot located in a sought after quiet Maida Vale street (bonus no through road). The kids can easily walk to school without crossing major roads, the home is only a 5 min walk to Maida Vale Primary School which is attached to Maida Vale Sport and Recreation Reserve. Easy access to major roads within 25min drive to CBD , 15 min to airports and easy access to High Wycombe light rail. The house has 4 bedrooms one of which is currently being used for the home office, the rooms have built in robes and impressive storage. The kitchen/dining/living is spacious and lends itself to changes in layout to suit your lifestyle. The gardens have been made low maintenance and the property has its own bore so is just waiting for a garden enthusiast to revitalise. There is plenty of birdlife and standing outside on the back paved area you are enveloped with a feeling of tranquillity, there is also a gazebo area. A great starting point for a first homebuyer wanting to live and grow a family in this area or a downsizer moving from a larger property. This three-bedroom, one-bathroom, two WC is currently generating a solid rental income of \$570 per week, with a reliable fantastic tenant secured until 05/01/2025.

- Open plan kitchen, dining and living-room
- Separate family room currently setup as a gym
- 3 generous sized bedrooms with great storage and ceiling fans
- Large gabled undercover alfresco area
- Single garage but large in sqm
- Bore to service reticulated gardens
- Ample room for extra parking at the front
- Gas hotwater system with mains gas connected
- Evaporative cooling
- Security shutters helps with temperature control
- Ceiling fans in living areas
- Established gardens in need of some TLC

Please call Anneli Carson for further enquires on mobile 0417953629 While every effort has been made to ensure the accuracy of the above particulars, interested parties are encouraged to conduct their own inquiries, including those related to utility and internet connections. Additional connection fees may apply, and no responsibility is accepted for the accuracy of the whole or any part of the information provided.