

# 114 Dalison Avenue, Wattleup, WA 6166

Mandurah

## House For Sale

Thursday, 30 May 2024

114 Dalison Avenue, Wattleup, WA 6166

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 15**

**Area: 8996 m2**

**Type: House**



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## Expressions Of Interest

Located in the heart of Wattleup, this massive 8996sqm property at 114 Dalison Avenue presents an exceptional opportunity to own a property that seamlessly blends two residential properties with commercial storage and a workshop. This unique estate features two distinct living spaces: a cosy, character-filled smaller house and a spacious, elegant larger house. Ideal for families, investors, or anyone seeking a versatile living arrangement, this property is designed to cater to a variety of lifestyles.

**House 1**The smaller house at 114 Dalison Avenue is a delightful 2-bedroom, 1-bathroom home that exudes warmth and character. The galley-style kitchen, retaining its original style, is practical and welcoming, complete with a ceiling fan for a comfortable cooking environment. Separate living and activity rooms provide versatile spaces for relaxation and entertainment, complemented by elegant hardwood floors that run throughout the living areas. High ceilings adorned with decorative corner detailing enhance the sense of space.

- **Bathroom:** Semi-renovated with modern touches that blend seamlessly with the home's original charm.
- **Rental Potential:** Approximately \$550 per week.
- **Additional Features:** Electric hot water system, enclosed sunroom, spacious laundry room with double sink and tiled flooring, security screen on front door, and split cycle air conditioning in the main living space.

**House 2**The larger house on this property is a testament to spacious living and modern style. This 3-bedroom, 1-bathroom home features a lounge/study combination that offers a versatile space for a home office, study area, or additional living room. High ceilings with a mural add a unique and artistic touch, while wood board laminate flooring provides a cohesive and stylish look throughout the home. Archway feature entrances add architectural interest and flow from room to room.

- **Master Bedroom:** Double built-in robes, roller shutters for privacy and security, and a split system air conditioning unit for personalized climate control.
- **Ensuite:** Semi-renovated with a contemporary grey-to-white colour palette and floor-to-ceiling tiles.
- **Minor Bedrooms:** Built-in robes and roller shutters for added security.
- **Rental Potential:** Approximately \$650 per week.
- **Additional Features:** Separate water closet for added convenience.

**Commercial Workshops**In addition to the residential spaces, 114 Dalison Avenue features fully equipped workshops and a thriving storage business, making this property a rare find that offers both living and business opportunities.

- **Workshops:** Provide ample space for various projects and storage needs, perfect for hobbyists, craftsmen, and business owners alike. Equipped with all necessary amenities, these workshops support a wide range of activities, from mechanical repairs and woodworking to other industrial or creative endeavours. Features a separate access point, allowing for rental or personal use.
- **Commercial Storage Business**
- **Storage Business:** Spans a large portion of the property, offering significant income potential. The well-maintained and secure storage facilities cater to a variety of clients, providing storage solutions for vehicles, boats, equipment, and personal belongings. This diversified clientele ensures a steady revenue stream and opportunities for growth.
- **License Duration:** The license lasts 5 years from the issue date, currently valid until 21/07/2026.
- **Container Storage:** Includes 8x40ft container storage and 1x20ft container storage on-site.
- **Dome Storage Units:** Equipped with 2 fixed dome storage units on-site, One measuring 12x7.8m and the other 12x10m.
- **Gate accessible by tenants.**

**Key Features and Location Benefits**

- **Prime Location:** Situated in the heart of Wattleup, offering easy access to local amenities and community facilities.
- **Versatile Living Options:** Perfect for multi-generational families, investors, or those seeking a home with rental income potential.
- **Modern Comforts and Traditional Charm:** Both homes offer a blend of contemporary amenities and classic features.

This property at 114 Dalison Avenue is not just a home; it's a business opportunity to embrace a lifestyle of high rental yields or start your own commercial site. The unique combination of two distinct living spaces and a business component makes it a versatile and valuable investment. Don't miss out on this fantastic opportunity to own a piece of Wattleup's appeal. Call Jarrod Fleming at Harcourts Mandurah today to schedule a viewing and discover how you can make 114 Dalison Avenue your new home and business hub. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah does not warrant or guarantee the accuracy of the information, nor take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.