

114 Lydon Boulevard, Atwell, WA 6164



House For Sale

Thursday, 7 December 2023

114 Lydon Boulevard, Atwell, WA 6164

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 612 m2

Type: House



Richard Stacey

0863243601

\$590,000

This property presents an excellent opportunity with the potential for added value through some refurbishment. Nestled in the sought-after Atwell area, this 4-bedroom, 2-bathroom home boasts significant investment potential, with a projected rental income ranging from \$600.00 to \$650.00 per week, contingent on necessary improvements. Upon entering the residence, the master bedroom welcomes you on the left, featuring a walk-in robe and ensuite shower room. The property offers a dedicated living space for relaxation, leading into an open-plan area that seamlessly connects two additional living/dining zones and a well-equipped kitchen. The kitchen is equipped with a 4-ring gas cooktop, oven, pantry, and a fridge recess. Three additional bedrooms, two of which include built-in cupboards, complement a family bathroom featuring a separate shower and bath. The property is further enhanced by a laundry area and a separate toilet. Stepping outside, a spacious patio awaits at the back of the property, surrounded by fruit trees such as Tangelo, mandarin, Guava, mulberry, lemon, and strawberry guava along the fence, offering a versatile outdoor space. The backyard also features a water fountain, a vegetable bed, a shed with two shelving units, and an aviary/greenhouse. Noteworthy property features include: • Solar panels • Split system in lounge and main bedroom • Evaporative fans working • Shed with storage shelves • Carport with rear property access • Instant hot water system • Recently installed flooring and fresh coat of paint • Linen cupboard located in hallway • Security system • Variety of fruit trees, including Tangelo, mandarin, Guava, mulberry, lemon, and strawberry guava • Aviary/greenhouse*Please note that certain areas of the property may be in need of maintenance or repair and may not be in functional condition at the time of settlement.*Disclaimer: Please ensure you check the property is in the catchment area for local schools. It is important to note that the photos included in this marketing material are for illustrational purposes only. Whilst every care has been taken in the preparation of the information contained in this marketing, please be aware that Peak Central will not be held liable for any errors in typing or information. Please understand that all information contained in this marketing is considered correct at the time of printing. However, we cannot guarantee that the information will be accurate or up-to-date at the time of viewing or use. Therefore, we recommend that you exercise due diligence when reviewing this material before making any decisions based on the information.