

# 12 Classic Rise, Pearsall, WA 6065



## Sold House

Sunday, 13 August 2023

12 Classic Rise, Pearsall, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 258 m2

Type: House



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**\$490,000**

Situated at the end of a quiet cul-de-sac and opposite a park with a playground, this four-bedroom, two-bathroom home provides a lifestyle of comfort, ease and quality. Secluded and with its own private driveway, this modern home has lots of attractive features throughout, ample storage space, and a prominent position nearby parkland and walking distance to Pearsall Primary School and IGA. Make yourself at home here, or rent it out for an immediate investment with high estimated rate of return at 6.18%!Property Highlights:-Four-bedroom, two-bathroom home in Pearsall- Built in 2015- 258 square metres land size- Approximately 114 square metres building size- Split system air conditioning to living area and main bedroom- Modern kitchen design- Built in robes throughout- Secure double car garage- Opposite parkInvestor Summary:- This property is currently rented on a fixed term lease until January 2024 for \$475 per week, with an included scheduled rent review- Market rent for 12 Classic Rise is approximately \$580 per week- Given a purchase price of \$489,000 and market rent, the estimated rental yield for 12 Classic Rise is 6.18%- HouseSmart Real Estate is highly active within Pearsall and the surrounding areas, and can provide high-quality property management services throughout the course of the sale and beyond. Being the back of a duplex, this property provides extra privacy for those wanting their own space. Down the driveway you will find a park and playground which is perfect for a walk or to take kids and pets, and nearby you will also find the primary school and IGA. But inside of the home is where you will find even more to love - a large living area, modern features throughout, and large amounts of storage space make this property extra special. The living, dining and kitchen areas are tiled, which make it easy on cleaning and on allergies, whilst the bedrooms are carpeted with neutral toning which matches the theme of the house throughout. The living area showcases a feature wall where a television could sit, as well as large windows/sliding door which allow plenty of natural light as well as access to the rear courtyard. The kitchen is the heart of the home, creating a perfect space for cooking up a family dinner, coffee and brunch in the morning, or a hearty lunch. Whatever your heart desires, this is the place to cook it, with plenty of cupboard and bench space, a five-burner gas cooktop, stainless steel double sink, and a built-in oven. To the living area there is a split system air conditioner, which you will also find in the main bedroom, keeping these places comforted year-round. The main bedroom also features a huge triple-door mirrored built in robes, as well as an ensuite with shower and separate toilet. The main bathroom for the house also features a bath, and both these bathrooms have detachable showerheads. The other bedrooms are quite a good size, and all with their own built in robes for a good amount of storage. The windows are perfectly positioned to allow ample light to each room. To the courtyard, which the living area looks out on to, is a paved area for an outdoor table and chairs, as well as an area for grass, a garden, play equipment, or whatever else you decide to put here. A side gate from the courtyard allows easy access to & from the front of the home for when you decide to visit the park. This yard is fully fenced with courtyard and quite high, allowing a good amount of security. Pearsall IGA and Pearsall Primary School are both a short 12 minute walk from this home (1.0km). Also nearby is Wanneroo Markets, at approx. 19 minute walk, or 1.4km. There is a lot to love about this home, whether are looking for an investment, or a place to move in. Are you ready to take the next step?