

# 12 Crampton Avenue, Usher, WA 6230



## Sold House

Monday, 14 August 2023

12 Crampton Avenue, Usher, WA 6230

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 710 m<sup>2</sup>

Type: House

## Contact agent

New to the property market, situated on a 710m<sup>2</sup> parcel of land in Usher. 12 Crampton is located conveniently, and just minutes away from local schools, shops, Southwest Health Campus, and the South-West Sports Centre. This home is in a perfect location for anyone looking for convenience. Built in 1981, with three bedrooms and one bathroom. This brick home is perfect for you to make your own. To the front of the home you will find, open family living that could be your lounge room, games room or theatre room – the choice is yours! The kitchen has plenty of cabinets, bench space and a sizable pantry. Enjoy a huge kitchen window when meal prepping, letting in beautiful natural light. The master bedroom is good sized, offering ample wardrobe space. The minor bedrooms are well sized too, with both rooms having built in robes. The bathroom boasts an updated vanity and a welcoming bath. The property's exterior is ideal for entertaining friends and family. With a large undercover patio and huge backyard. There is a powered shed located to the rear of the property and sort after side access. Property Features: 1. Built in 1981 2. 710m<sup>2</sup> 3. Three bedrooms 4. One bathroom, with updated vanity 5. New gas upright oven 6. Undercover patio 7. Large backyard 8. Powered shed 9. Side access 10. Fully serviced, ducted evaporative air conditioning 11. New, instant electric hot water system 12. Gas bayonet in lounge room 13. Closed in carport and ample parking out front The possibilities with this property are limitless. Contact Joel Standley today to avoid being told "I'm sorry, it's sold" Shire Rates- \$2264 Water rates- \$1484.13 Property is currently tenanted until 11th of January 2024 at \$350 per week.