

# 12 Gaza Court, Greenmount, WA 6056

CENTURY 21

## Sold House

Thursday, 5 October 2023

12 Gaza Court, Greenmount, WA 6056

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 862 m<sup>2</sup>

Type: House



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**\$675,000**

Looking for a family home that ticks all the boxes? Look no further than this stunning 4-bedroom, 2-bathroom property! Resting on an elevated 862sqm block in a quiet cul-de-sac, the property offers picturesque views across the valley, providing a serene and calming environment for the whole family to enjoy. With the Woodbridge Creek Reserve just down the street and Greenmount Primary School right at your back fence, you'll enjoy a peaceful and convenient lifestyle in one of the most sought-after areas around. Step inside this beautifully presented home and you'll be greeted with two spacious living areas, perfect for entertaining or simply relaxing with the family. The open plan kitchen, family and dining area flow seamlessly into a sunken games room at the rear of the house, while a separate formal lounge and dining room offer a touch of elegance and sophistication. The kitchen boasts a practical design with plenty of cupboard storage, a double door built-in pantry, and a good-sized breakfast bar - the perfect space for family meals and gatherings. The bedrooms are spacious and comfortable, each able to accommodate a queen-size bed and featuring gorgeous, quality, engineered timber floors. The secondary bedrooms share a beautiful bathroom with a separate bath and shower, while the master bedroom enjoys its own modern ensuite bathroom. But that's not all - the outdoor spaces of this property are just as impressive! The front yard features a lovely pitched-roof patio with protected views over the cul-de-sac, while the long driveway leads to an A-frame carport with space for two cars. A gate at the rear of the carport opens onto the sporting oval of Greenmount Primary, making school drop-offs and pick-ups a breeze. Out the back, you'll find even more to love. There's another patio entertaining area and a separate open-air timber deck, ideal for hosting family and friends in the privacy of your own backyard. And with established native gardens throughout the property, you'll enjoy a low-maintenance and easy-care lifestyle that's perfect for busy families or investors alike. And speaking of investors, this property also presents an excellent opportunity to add to your investment portfolio. Currently leased until 22 December 2023, this house-proud tenant is paying \$540 per week, making it a great investment with a steady rental income. So, if you're looking for a property that's not only beautiful and well-located but also a smart investment, this is the one for you!

**FEATURES:**

- \* Formal lounge and dining enjoying ceiling fans and reverse cycle air conditioning.
- \* Open plan family and dining featuring a wood-fire heater and access to the front patio.
- \* Sunken games room providing a further living space for the kids to enjoy.
- \* Generous master bedroom with split system air con and sliding door to the side patio.
- \* Modern master ensuite offering a stylish vanity and glass enclosed shower.
- \* Good-sized secondary bedrooms enjoying stunning engineered timber floors.
- \* Reverse cycle air conditioning available in bedroom 2.
- \* Well-appointed family bathroom complete with separate bath and shower.
- \* Contemporary laundry providing plenty of cupboard storage space.
- \* Refrigerated air conditioner available to the casual living area.
- \* Engineered timber floors can be admired in the formal lounge and bedrooms.
- \* Pitched roof patio to the front of the home overlooking the gardens and cul-de-sac.
- \* Double carport with rear gates opening onto Greenmount Primary.
- \* Flat roof patio off the master bedroom.
- \* Lovely timber decking overlooking beautifully established, native gardens.
- \* Garden shed offering space to store your tools.
- \* 8 Solar panels and solar hot water system providing relief to the hip pocket.

So, if you're looking for a home that offers the perfect combination of location, style, and convenience, this stunning property is the one for you! Don't miss out - arrange a viewing today and start living the life you've always dreamed of. For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0408 280 198

**PROPERTY INFORMATION:** Council Rates: \$675.00 per qtr Water Rates: \$363.65 per qtr Block Size: 862sqm Living Area: 215sqm approx Zoning: R12.5 Build Year: 1989 Property Type: House Floor Plan: Not Available Rent per week: \$540.00 Lease Expiry: 22 Dec 2023