

13 Auld Court, Waikiki, WA 6169

Harcourts

House For Sale

Friday, 24 May 2024

13 Auld Court, Waikiki, WA 6169

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 680 m2

Type: House



Peter Padovan

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Offers From \$580,000

I am delighted to introduce this very impressive property to the market. Beautifully maintained and presented, the entire property is packed with all the most popular and sought after features - and then some. Set on a generous 680m² block, the impressive home features a very workable and unique layout with the kitchen positioned at the heart of the home and the defined but adjoining living, dining and lounging areas arrayed around it. Natural light streams from the many windows creating a light, bright and enticing ambience throughout the home. But it doesn't stop there.....Outdoors is equally impressive - and expansive outdoor living and entertainment area complete with blinds enabling year round usage, a powered workshop with drive through access to it and a second side patio. But the cherry on top is the very impressive studio. Fully lined, the interior also features vinyl plank flooring, recessed led lights, windows and glass sliding door entry. The finishing touch is a full length front veranda. This versatile building could be utilised in multiple ways - a perfect venue from which to run a home business - the ultimate man cave, teenagers retreat, art studio etc. With no extra investment require, 13 Auld Court presents an affordable and fully developed First Home Buyers dream home, with all the extras already in place. Alternatively, 13 Auld would represent a prudent and profitable addition to any Investment Portfolio Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address." Bonus Features:-
- Very Impressive Multi Use Studio-
- Powered Workshop (With Drive Through Access To It)-
- Solar Panels-
- Security Shutters To All Rooms Except Bathroom-
- Vinyl Plank Flooring To Living Areas + Kitchen, Hardwood Flooring To Lounge, Carpets To Bedrooms, Tiled Wet Areas-
- 2 x Rain Water Tanks
Features of the Home:-
- Enter from small front veranda via security door to entrance foyer.-
- Lounge - overlooks the front gardens and features stunning hardwood flooring and a TV point-
- Dining + Family - are defined but adjoining areas that are open plan to the kitchen. The dining space overlooks the front gardens while the family space includes an RC split AC and overlooks and opens to the side patio -
- Kitchen - is centrally located in the very heart of the home with views though to the front garden. It features a stainless fan forced electric wall oven with a separate grill and a 4 burner gas hob, pantry, fridge space and ample cabinetry and bench space.-
- Master Bedroom - is super king size with private access to the side yard and triple mirrored robes-
- Bedroom 2 - is queen sized with triple mirrored robes-
- Bedroom 3 - is king single size with single robe -
- Bathroom - has been updated and features a walk in glass shower, vanity with storage, heat lamps and a WC-
- Laundry - leads out to the rear patio and outdoor living and entertainment area and includes a linen cupboard and a separate WC
Outdoor Features: Front:-
- Double Garage - with drive through access through the side patio to the workshop.-
- Parking - there is secure parking between the garage and the workshop for up to 4 vehicles and driveway parking for a further 4 vehicles.-
- Front Gardens - are very easy care including a lawned area and neat border gardens with mature shrubs and small shade tree-
- Veranda - a small paved front veranda covers the entrance to the home
Rear:-
- Workshop - is app 5m x 6m colour bond structure. It is powered, has fluoro lighting, roll a door entry and a concrete floor-
- Studio - a stunning and completely separate colour bond structure app 6.5m x 2.5m (app 16.25m²) with a pitched roof. This lovely room has a fully lined interior, vinyl plank flooring, windows, a glass sliding entry door and led recessed lighting. There is a very cute veranda running the full length of the studio overlooking the gardens and back towards the home. A great set up from which to operate a Home Business, or a very up market Man Cave or a perfect Teenagers Retreat etc etc-
- Patio 1. - is positioned across the rear of the home and is an app 10.5m x 4.5m colour bond structure with framed heavy duty shade blinds on 2 sides and trellis on the 3rd side - enabling comfortable year round usage. Easily able to cater for large family and friends gatherings, this spacious outdoor entertainment area will quickly become a favourite outdoor living space-
- Patio 2. Is colour bond and is positioned at the rear of the garage providing partial cover to the driveway from the garage to the workshop. Locations: 13 Auld Court is centrally and very conveniently located within only minutes of the most frequented local services, amenities and attractions-
- South Baptist Early Learning Childcare - 2 minute drive-
- My World Child Care Waikiki - 3 minute drive-
- New Generation Early Learning Centre - 2 minute drive-
- East Waikiki Primary School K-6 - 3 minute drive-
- Charthouse Primary School K-6 - 3 minute drive-
- Malibu School K-12 - 3 minute drive-
- Safety Bay Senior High School 7-12 - 3 minute drive-
- South Coast Baptist College PP-12 - 2 minute drive-
- Rockingham Senior High School 7-12 - 6 minute drive-
- Waikiki Shopping Centre - 2 minute drive-
- Neighbourhood Shopping + IGA - 3 minute drive-
- Waikiki BWS - 2 minute drive-
- Waikiki Dome Cafe - 2 minute drive-
- Terry White Chemmart Pharmacy - 2 minute drive-
- Waikiki Private Hospital - 3 minute drive-
- Fantasy Dinosaur Park - 3 minute drive-
- Waikiki Centenary Park - Lake, BBQ, Playground - 3 minute drive-
- Waikiki Foreshore Park + Car Park - 4 minute drive-
- Rockingham Train Station - 6 minute drive
it is clear that 13 Auld Court will create a lot

of interest in the marketplace and is expected to sell quickly. To avoid disappointment, put 13 Auld Court at the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own' You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.