

13 Cottier Drive, South Hedland, WA 6722



Sold House

Thursday, 12 October 2023

13 Cottier Drive, South Hedland, WA 6722

Bedrooms: 4

Bathrooms: 2

Area: 1359 m2

Type: House



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Contact agent

We are excited to bring 13 Cottier Drive, South Hedland to the market. This home requires NO maintenance and all it needs is a good cosmetic reno! Let's first start off with the block size, 1,359m², It is huge and the potential with all the space here is limitless. The large block is fully fenced, with 2 drive thru access points offering ample parking areas, you can fit everything from cars, boats and caravans, all secured behind gates. With a large undercover area that wraps around the property, it provides a great space to entertain and enjoy overlooking your potential new pool or filling up the massive shed, should you decide to build here once it's yours. The inside of the home has recently had some amazing changes, completed late December 2023! including new carpets within living area and bedrooms, new coat of paint within the whole property, new block out curtains. You will find the spacious master bedroom with an ensuite and upcoming new vanity and walk in robe located to the right, moving through the property there are a further 3 good sized bedrooms with built in wardrobes, a large family bathroom with a separate shower and bath tub. A large kitchen which opens into a dining area, with another 2 living areas for you to enjoy. The space inside and out is perfect for a large family. This home ticks lots of boxes for a home owner, either to move into yourself or rent out, as an investor your mind will be at ease knowing there is very little maintenance for your tenants as there is synthetic turf located at the front of the home and the remainder of the yard is concrete. At an approx. rent of up to \$1,400 per week offering a return on investment at 10%. With room to increase this if you were to purchase and do some minor renovations to modernise this loved family home. Alternatively as an owner occupier you can move into the property and enjoy the lovely yard, large living spaces and plan for ways to make this your own. To make the purchase of this one more of an easy decision a building and pest report has already been completed stating no major structural defects or live/termite damage as well as a very recent Electric Safety Certificate, confirming RCD and smoke alarms are compliant and up to date. This can be provided upon request. Property being sold WHERE IS, AS IS. Special features:

- 3 bedrooms including built in wardrobes and new carpet
- Spacious master bedroom including walk in wardrobe, ensuite with new upcoming vanity and brand new carpet
- 2 bathrooms
- Block size of 1,359m²
- Split system air conditioning and ducted aircon throughout
- Newly painted walls throughout, plus new block out curtains
- 3 living/dining areas
- Weekly rent of up to approx. \$1,400

Water rates: \$1,488.73 PA
Council rates: \$2,232.63 PA
Contact Katrina today to arrange a viewing or make an offer!
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