

13 Dod Green, Cloverdale, WA 6105

THE AGENCY

House For Sale

Friday, 2 February 2024

13 Dod Green, Cloverdale, WA 6105

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Ross Kretschmar
0418907515

From \$749,000

This is a spacious home with a very clever floor plan. Suited to bring everyone together in the central hub of the home which has a large kitchen-dining-living with Games Room directly off when the "together bell is rung" probably food time or just together time. The front of the home has a large study or small persons space for TV or resting spot for little people. Teenagers are well catered for in the middle and rear section of the home. Direct access from bedrooms three and four to WC & bathrooms. Good place to land the teenagers as the laundry is right there as well. They have their own 4.3m x 3.4m Activity space RIGHT THERE! Master bedroom with good size walk in robe & en-suite zoned away to the front of the home. The Home was built in 2015 by the highly regarded Plunkett Homes. For out of state buyers, Plunkett has been operating for over 120 years in WA. Please view the attached floor plan and video, you will be impressed. The home is located in a cul-de-sac with only seven other homes and bush-land down one side. Kids can skateboard, scooter or kick a footie in this street. The block is a green title (best) 555sqm and the home is an impressive 270sqm, including the double garage al-fresco which is under the main roof line. Lots to like about this home. It is a low maintenance property with colorbond fencing as boundaries, a 2.5 KW solar energy system to help keep those power bills down for owners or tenants. No lawns to maintain which suits tenants-Landlords. Reverse cycle ducted air-conditioning, cool in the summer, warm in the winter. Kitchen is well equipped with a 5 burner 900mm cooktop, oven and exhaust canopy. Dishwasher, Security alarm system, shoppers door direct from garage to kitchen. Al fresco under the main roof line is directly off kitchen-dining-family room, extremely convenient with loads of windows in this area to view everything that is going on even if you are inside. The home is located only 2.3km's to the Belmont Forum Shopping Complex, 2.7km's to the Belmont City College, approximately 1.0km to Forster Park, tennis/bowling & sportsmen club. If you are looking for great investment property, this is it. Great tenant (3 years) rental currently \$650.00 per week because owners value the tenant yet market rent would be \$750-800.00 per week. The lease expires January 2025 which is brilliant for investors yet for you the buyer wanting to move in, push your stake in the ground as soon as you can, even if you can not move in straight away. If economists are right, property prices will increase by another 8% - 10% in 2024. Big home, lets make it work for you whatever your position is. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.