

**14 Kirke Cove, Merriwa, WA 6030**



**House For Sale**

Tuesday, 14 November 2023

14 Kirke Cove, Merriwa, WA 6030

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 657 m2**

**Type: House**



Brett White  
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## From \$580,000

Are you searching for a spacious, family-friendly retreat? Look no further! This exquisite five-bedroom, three-bathroom home with a double garage is your ideal haven. Nestled on an elevated block, it offers plenty of parking space, ample enough to accommodate your caravan or boat. As you step through the double door entry, the warm embrace of this home welcomes you. The front lounge, adorned with plush carpets, provides the perfect spot for relaxation. Just across from it is a versatile space that is currently being utilised as a 5th bedroom, but could serve as a study/office space. Continue your journey to discover a very spacious theatre, perfect for movie nights and family entertainment. In the first wing of the house, a spacious tiled activity area and minor bedrooms 2 and 3, complete with wardrobe recess, are perfect for the kids or guests. The king-sized minor bedroom 4 features an en-suite and a built-in robe for added convenience. The perfect space for adult children or in-laws living at home. The heart of this home is the main living area, featuring a spacious kitchen that overlooks the dining and lounge areas. Step outside to the alfresco, and you'll find the perfect space for outdoor gatherings. In a wing of its own, the master suite boasts a walk-in robe and an ensuite with a jack and jill bathroom, providing privacy and luxury for the owners. The spacious alfresco area is bordered by a generous garden, a blank canvas waiting for your personal touch. Imagine the possibilities, including the addition of a swimming pool (subject to approval) for ultimate relaxation. Stay comfortable year-round with the evaporative air conditioning system, ensuring the perfect climate throughout the house. For the discerning investor: • Block size: 657sqm approx. • House size: 210sqm approx. • Year built: 2006 approx. • Lease: Periodic • Rent: \$450 per week (current owner has kept the rent down with good tenants) • Market rates: \$580pw - \$650pw • Gross ROI: 5% - 5.63% \*Don't miss out on the opportunity to make this spacious gem your own or seize the investment potential it offers! \* Note - the buyer/s shouldn't rely solely on the potential returns advised by the selling agents and should conduct their own due diligence to make an informed decision.