

# 15 Apsley Bend, Tapping, WA 6065



## House For Sale

Friday, 3 November 2023

15 Apsley Bend, Tapping, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 670 m2

Type: House



Brett White  
0400952788



Cristina Botha  
0452524348

## Offers From \$580,000

\* HOME OPEN SAT & SUN 3.00PM - 3.30PM - PLEASE REGISTER IF YOU'LL BE ATTENDING \*Are you ready to experience the epitome of modern family living? This magnificent 4-bedroom, 2-bathroom home is an absolute gem located in the highly sought-after suburb of Tapping. With its prime location near primary and high schools, shopping centres, and easy freeway access, this property has it all. Key Features: Master Suite: The spacious master suite comes complete with a parents' retreat area and a walk-in robe, providing a private oasis for relaxation. Secondary Bedrooms: Generous-sized minor bedrooms, along with an activity area, are perfect for a teenage pad or versatile use. Theatre Room: Enjoy movie nights in style with the theatre room featuring double French doors for privacy and comfort. Open Plan Living: The open plan lounge, dining, and kitchen area creates a sense of space and togetherness for your family and guests. Outdoor Delight: The alfresco area, extended with a patio, is an entertainer's dream, with sliding doors from the dining room, making it the perfect place for gatherings. Kitchen: The kitchen is a chef's dream with an island, handy power points, dishwasher recess, and ample above and below benchtop cupboards. A shoppers' entry ensures convenience. Privacy and Additional Parking: The property is privately located at the end of a pan handle, offering additional parking space for a caravan or boat. Landscaped Garden: The neat and tidy garden, bordered by flower beds, is perfect for children and furry family members to play in. Energy Efficiency: The property is equipped with 18 solar panels, keeping your energy bills low. Climate Control: Enjoy year-round comfort with ducted and zoned reverse cycle air conditioning. Security and Convenience: Exterior roller shutters provide added security and insulation. A utility shed and a double carport with rear access, perfect for a small trailer, offer convenience and storage. Investor's Delight: • Block Size: 670 sqm approx. • House Size: 147 sqm approx. • Year Built: 2006 approx. • Current Rental Market Rates: \$620pw - \$650pw • Approximate Gross ROI: 5.2% - 5.5% \*This property is an excellent investment opportunity with a strong rental return and potential for future growth. Don't miss out on this incredible family home, offering a premium lifestyle and endless possibilities. Contact us today to arrange a viewing and make this dream home yours! \* 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. NOTE - some photos have been virtually staged with furniture.