

15 Kingfisher View, Brookdale, WA 6112



House For Sale

Saturday, 23 December 2023

15 Kingfisher View, Brookdale, WA 6112

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 687 m2

Type: House



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Offers From \$480,000

Welcome to 15 Kingfisher View, Brookdale - an unparalleled opportunity to acquire a spacious 3-bedroom, 2-bathroom home on a sprawling 687sqm block (that could be very easily converted to a 4 x 2 layout). Currently under the care of quality tenants paying \$470 per week until 18/01/2024 with an increase in rent being expected, this property presents a unique investment or lifestyle choice. Whether you choose to keep the current tenants, find new tenants, or make it your own haven moving in yourself, this home offers versatility and a host of desirable features. Join us as we explore what this awesome property has to offer.

INSIDE As you step through the front door, a generously sized sunken lounge area to your left provides a cosy space for unwinding with family and friends. Continuing through the home, the kitchen/meals/living area forms the heart of this residence, seamlessly extending to the patio for a seamless indoor-outdoor experience. The master bedroom, strategically positioned at the front, boasts ample space and a neatly appointed ensuite. Two additional well-sized bedrooms, a well maintained main bathroom, and a practical laundry complete the interior layout. You have a massive added bonus with this home - being the activity room (as per floor plan) has its own door making it able to be easily and cost effectively converted to a fourth bedroom with the addition of building out the walls should you wish to do so.

OUTSIDE Beyond the front façade, which exudes charm at the end of a tranquil cul-de-sac, you'll find the property perfectly situated across from a family-friendly park. A spacious carport caters to multiple vehicles, complemented by abundant driveway parking. The rear and side areas feature an inviting undercover alfresco space and shade clothed area, ideal for hosting gatherings or enjoying quiet moments outdoors. A small grassed/sand area at the back provides a spot for kids or pets to play. And a substantial shed offers additional storage or a versatile workspace for your creative projects.

FLOOR PLAN AND VIDEO? Yes the professional floor plan is uploaded to this advertisement - and yes The Mathews Team have an iPhone video walk through available, please request this directly if you wish to view.

RENTAL DETAILS - Current tenant pays \$470 per week until 18/01/2024. - Anticipated new market rate approximately \$550 per week (however please do your own due diligence).

WHERE IS IT LOCATED? Positioned at the end of a quiet cul-de-sac, this residence enjoys a prime location adjacent to a delightful park. Conveniently close to great schools, shopping centres, and essential amenities, it promises a lifestyle of comfort and convenience for residents of all ages.

CONTRACT NOTES
1) The property has an evaporative ducted air-conditioning system which is not currently in working order. This will be noted on the contract as not in working order. There is multiple split system (heating and refrigerated cooling) air conditioner units installed to the home to replace this old and unused ducted system.
2) The oven is not in perfect working order and the tenants do not use this oven. This will be noted on the contract as not in working order.

WHAT TO DO NEXT For more information and to explore this awesome property, submit an enquiry to Ben from The Mathews Team at Rodway Group. Stay tuned for the upcoming first home open, which will be advertised shortly. Seize the opportunity to transform this house into your dream home or a lucrative addition to your investment portfolio. Act now and secure your slice of Brookdale bliss! Property Code: 4255