

**17 Donald Drive, McKail, WA 6330**



**House For Sale**

Wednesday, 12 June 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



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## Offers Above \$475,000

The property is tenanted until January 2nd 2025. This pearler is all set to impress buyers looking for an easy-care home to settle into, or those favouring a modern property to add to a rental portfolio. Just around the corner from McKail Lake with parkland and a playground, it's also only a few minutes' drive to a major supermarket, schools and town. It's the ideal option for single people, couples, or smaller families getting onto the property ladder, and has the potential for excellent rental returns while demanding little in the way of maintenance. Built in 2015, the stylish home was designed for modern living, with an open lounge and dining space, where glazed doors lead to a covered, paved alfresco area in the private back yard – the ideal spot for barbies, pre-dinner drinks or lazy weekend brunches. Overlooking the dining area is the smart kitchen, finished in ivory cabinetry with white benchtops and complete with a dishwasher, pantry, under-bench oven, gas cook-top and breakfast bar. The master bedroom at the front of the house is complete with a walk-in robe and an ensuite shower room with vanity and toilet. Across the hallway are the two family bedrooms, both with built-in robes, and the main bathroom with a bath and shower. The toilet is off the nearby laundry. Attractive vinyl plank flooring flows throughout the hallway and living areas, the bedrooms are carpeted and all tiling, blinds and décor are in great shape. At the back of the block is a double enclosed carport, reached via a lane at the rear and with undercover access to the home. Gardens are manageable on the 300sqm block, and there's an area of lawn in the enclosed back yard for small children and pets to play on. The property is leased until January 2025, returning a weekly rental of \$450, which indicates the possibilities for investors. This is a lovely, comfortable home with a practical layout and nothing more to do but move in and enjoy it.

What you need to know:

- Brick and tile home
- Open living space – lounge and dining
- Paved, undercover rear patio
- Smart kitchen with pantry, dishwasher, island bench, breakfast bar
- Master bedroom with walk-in robe, ensuite shower room
- Main bathroom with bath, shower, vanity
- Separate toilet off laundry
- Good flooring, tiling, décor
- Double enclosed carport with undercover access to the home
- 300sqm block, easy-care gardens and area of lawn
- Walk to parkland, lake, playground
- Close to supermarket, schools, few minutes to town
- Council rates \$2317.60
- Water rates \$1525.99