

17 Est Lane, Ashby, WA 6065



House For Sale

Wednesday, 12 June 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 246 m2

Type: House

Please Call For Details

Welcome to this immaculately presented 3-bedroom, 2-bathroom home, offering an exceptional blend of modern convenience and low-maintenance living in the highly sought after suburb of Ashby. Perfect for first-time homebuyers ready to secure their dream space or savvy investors looking to expand their portfolio. Don't miss out on the potential for strong rental returns and long-term value in this growing and vibrant community. Looking to expand your investment portfolio? Look no further. This property promises high rental yields that will make your financial strategy a no-brainer. Plus, it comes with a fantastic tenant already in place, securing your returns. Currently leased until February 2025, this is a hassle-free venture waiting for you to capitalize on.

Home Features to Love:

- Immaculately presented 3-bedroom, 2-bathroom home with a beautiful entry hallway.
- Spacious master bedroom featuring walk-in robe and modern ensuite.
- Well-appointed secondary bedrooms with built-in robes.
- Immaculately presented secondary bathroom and toilet.
- Open-plan living embracing the kitchen, meals, and lounge areas with access to back courtyard.
- Electric cooktop and an oven for modern convenience.
- Stone benchtop in kitchen with ample bench area, also ideal for use as a breakfast bar.
- Enjoy year-round comfort with the split-system air conditioning in main living area.
- Step into the beautiful paved undercover patio courtyard for private gatherings and relaxing moments.
- Abundant storage space for a clutter-free living environment.
- Neat and organized laundry for added convenience and extra storage space.
- Front landscape garden area with fresh, native plants to create a beautiful nature space.

Embrace an easy, low-maintenance, lock-and-leave lifestyle.

Prime Location Highlights:

- Ashby Village 500m away – Farmer Jacks, Ampol Petrol Station, Chemist Warehouse, Ashby Bar & Bistro, Juniper Health, Sonas Early Learning & Care + speciality retail stores.
- St Anthony's School within 3.5km, Spring Hill Primary School 1.9km and Tapping Primary School 2.3km for educational options and ease.
- Joondalup Train Station approx. 10 mins drive.
- Explore the vibrant offerings of Lakeside Joondalup and Commercial Hub, only approx. 10mins drive away.
- Joondalup Nature Reserve a very short drive away.

Council Rates: Approx \$1,958 per annum
Water Rates: Approx \$1,093 per annum

Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.