

18 Goa Vista, Bennett Springs, WA 6063



House For Sale

Wednesday, 13 March 2024

18 Goa Vista, Bennett Springs, WA 6063

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 339 m2

Type: House



Adam Bettison
0893782555

From \$639,000

This beautiful four bedroom, two bathroom home will surely impress with its large living areas, ample outdoor space, modern interior, and quality features throughout - including split system air conditioning, built in cupboards/cabinetry, and modern kitchen appliances. With a large outdoor courtyard to the rear, plus lots of room to the front of the home, there is lots to love about the outdoor living here - not to mention the proximity to the park/oval opposite the home, which provides a play and exercise space for you and your family. For a low-maintenance home close to amenities and schools, look no further than 18 Goa Vista!

Property Features:- Four-bedroom, two-bathroom home in Bennett Springs- 339 square meters land size- 147 square meters built size- Secure double garage- Study nook/area- Built in robes to minor bedrooms- Walk in robe to main bedroom- Split system A/C to main bedroom and living area- Large outdoor courtyard with patio- Opposite park, and nearby schools & shops!

Investor Summary:- This property is currently tenanted on a fixed term lease until April 2024, for \$580 per week- Market rent for 18 Goa Vista is approximately \$665 per week- Based on a purchase price of \$640,000 and market rent, the estimated rental yield for this property is 5.42%-

HouseSmart Real Estate is highly active within Bennett Springs and the surrounding areas, and can provide high-quality property management services, throughout the duration of the tenancy and beyond.

Coming up to the front of the house, you can park in the secure double garage, or on the driveway which is large enough to fit another two cars. The front of the home is strategically positioned with a nice view over the opposite parkland, providing a touch of greenery, and the hedge to the front of the home giving a sense of privacy from the street. There is ample room here to the front of the home to place some chairs to relax on - as the occupants have done - or some potplants to add some further green life to the home.

Walking inside, you come in to the entry area, which gives a nice zone to take off shoes and welcome guests. The floors here are tiled with large format tiling, which continues on through to the living areas, creating a nice flow through the rooms. From the entry area you come through to the main bedroom, or go on through to the living, dining and kitchen area, which is all open plan. The living/dining area is quite spacious, with plenty of room for a couch, TV set, dining table and more. There are multiple large windows, allowing lots of natural light to stream into the area. There is also a split system air conditioner, ensuring you can enjoy the room in comfort in these hot Australian summers. From the living area, you can step out from the sliding door to the courtyard, which has a patio area to sit under the shade of, as well as a paving area to place kid's play equipment or potplants on. The kitchen is central to the home, and looks over the living/dining area. This kitchen is quite a good size, with lots of benchtop space to utilise (including a breakfast bar overhang), as well as a double stainless steel sink, gas hotplates, built-in oven, plenty of cabinetry for storage, and a large fridge space. Easily cook up all your favourite dishes in this well-designed kitchen - and the breakfast bar style bench means it is easy to serve up everything and eat on the go! Nearby to the kitchen, you will find the study area/nook, which is perfect for working couples, students, or working-from-home options. Alternatively, this area could be used as a formal separate dining area, or play zone/activity area for kids. There is a large cupboard here so you can put away your items easily. The bedrooms also host good storage options, with a built in robe to the three minor bedrooms, and the main bedroom having a large walk in robe with built-in cabinetry for your clothes, shoes and other goods. This main bedroom also has its own split system air conditioner, so you can sleep in comfort. As for bathrooms, the main bedroom has its own private ensuite, and the other bedrooms share the main bathroom, which has both a shower plus bath. There is also a laundry, with outdoor access. The courtyard provides your outdoor living space, but for more going on a longer walk, run, or playing with the kids or dog, all you have to do is walk across the road to the Bennett Springs Sportsfield Oval, which has an oval, basketball court, and outdoor gym equipment. Plume Gardens Park, Fairywren Park, and Babbler Park are also all in walking distance. As for schools, Beechboro Christian School is being established just across the oval, so you won't have far to walk at all! Nearby shops - including a Woolworths, and other small/specialty and food stores - are also only a short 15 minute walk away. Nestled in this great position in Bennett Springs, you won't miss out on a great lifestyle here: parks, schools, shops all within walking distance, and a wonderfully designed home with large living spaces, storage options and courtyard to top it off. Whether continuing to rent out the home - for an immediate and ongoing investment - or moving in down the line and making the most of this beautiful home - there is certainly a lot to love here. Make sure that you don't miss out!