

**18 Treffone Street, Redcliffe, WA 6104**



**House For Sale**

Wednesday, 15 May 2024

18 Treffone Street, Redcliffe, WA 6104

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 523 m2**

**Type: House**



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## From \$630,000

Welcome to this gorgeous three-bedroom, one-bathroom home that is filled with amazing features throughout, including fresh painting, air conditioning, a modern design, and large living areas including a separate family room and studio. Situated in a great location - opposite a school, this home is perfect for those with families, and the shops & parks close by make it a great place to settle down. Filled to the brim with quality features and excess space, this home is sure not to last long - come and take a look today what could be your new home!

**Property Features:-** Three-bedroom, one-bathroom property in Redcliffe- Approx. 523 square meters land size- Approx. 127 square meters built size- Built 1994- 2x split system air conditioners to house - Separate studio area with split system air conditioning- Solar panels on roof!- Built in attic within roofspace for extra storage- Studio fitted with smoke alarm & could be used as fourth bedroom/teenage retreat!- Large main bedroom includes walk in robe with shelving, and semi-ensuite access!- Modern bathroom with heat lamps, moveable showerhead & plenty of cabinetry- Separate family room to front of property, with access to kitchen- Sizeable kitchen, with standing oven, gas hotplates and double sink- Backyard with massive patio, lawn area, paving and shed

**Investor Summary:-** This property is currently vacant, ready to immediate move-in or leasing- Market rent for 18 Treffone is approximately \$615 per week- Based on a purchase price of \$630,000 and market rent, the estimated rental yield for this property is 5.09%- HouseSmart is highly active in Redcliffe and the surrounding areas - with an office in nearby Belmont! - and can provide high-quality property management services from settlement and beyond!

Spread out over a massive approx. 523 square meters, this home has made the most of it's size - with great internal and outdoor features, everything has been thought of! To the front of the home, you have a lawn area to cool down the home, and driveway for plenty of parking. The roller door provides space to drive on through for secure parking. Inside, the living areas are inviting and evoke a relaxing aura. The main living area to the front of the home is a grand size with plenty of space for all your furniture. The windows to the front of the home give off a lot of natural light, as do the windows around the whole home which have been well-positioned to capture light and give nice views to the outside. The kitchen comes off this living area with easy access between the two areas. This kitchen has been made with lots of space in mind, including all the cabinetry and bench space you need. There is a standing oven which makes cooking easy, and the gas hotplates are calling for great meals to be made! Nearby this kitchen, you have the dining area, which has multiple access points to the rest of the house, and is an ample space with room for a large dining table. The family room is the secondary living space, and could easily be utilised as a playroom or activity area for young kids. There is a sliding door here allowing access to the outdoor area. There is also a split system air conditioner keeping the room cool. There is a second air conditioner to the front living area as well, so you have kick back in comfort. The bedrooms in the home are all a very good size, with the two minor bedrooms being positioned towards the back of the home, and the main bedroom to the front. This main bedroom is the largest of the three and has a walk in robe with shelving for storage of all your clothes. The bathroom, which has been designed with a quite modern touch, is positioned close to the two minor bedrooms and also has semi-ensuite access to the main bedroom. Outside, you have the studio, which could act as a fourth bedroom or teenage retreat. This room is quite large and has lighting, power, a robe area, and a split system air conditioner. Access is via the patio area so it is private from the house. The patio is a great entertaining space, with a high ceiling providing an extra sense of space, and the skylight slats allowing light in. To the backyard you also have a lawn area - perfect for kids or pets to play on - a paving area, several decorative shrubs, and a shed.

Redcliffe is a suburb known for it's investment opportunity, with great transport links and a newly developed train station near the Perth Airport. There is a sizeable market here as well for owner-occupied tenure (REIWA). Nearby schools include Redcliffe Primary Schools, St. Maria Goretti's Catholic College (across the street!), Belmay Primary School, and Belmont Primary School. Down the road from 18 Treffone you have the beautiful Gibson Park, and close by you also have Smythe Lake Reserve and Parkview Chase. As for shops, the Belvidere Street shops are only around 1.2km from the home, and the larger Belmont Forum Shopping Centre only a few short minutes drive. You have everything you need so close by!

If you are looking for a dream home, or somewhere you can settle down in to, this home may be for you. With two living areas, a separate studio, and three good size bedrooms, the interior of has everything you need - and to the outside, the patio and large backyard area create the lifestyle opportunity that you need. Currently vacant, it is ready for immediate occupation, or ready to rent out as well. What are you waiting for? Come and make this property yours today!