

2/2 Gypsy Rise, Swan View, WA 6056

House For Sale

Friday, 10 May 2024

2/2 Gypsy Rise, Swan View, WA 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Shane Schofield
0448070990

From \$479,000

📅 The FIRST AVAILABLE VIEWING of this gorgeous home is this Saturday 11th May from 3-3.40pm. You do not need to register to attend, we look forward to meeting you at scheduled home open time. 📅 Welcome to this delightful three-bedroom, one-bathroom home located in the charming neighbourhood of Swan View. Boasting remarkable features for this price point, this residence presents an ideal opportunity for first home buyers, savvy investors or those looking to downsize without compromising on comfort or style. Upon entry, you will be captivated by the spacious interiors, beginning with a generously-sized lounge and dining area overlooking the expansive front yard. This versatile space seamlessly accommodates both relaxation and dining, offering a multifunctional layout perfect for modern living. Moving through to the light-filled family area and kitchen, you will discover a welcoming atmosphere enhanced by a distinctive brick feature wall. The kitchen itself is both functional and inviting, providing ample space for culinary endeavors. Step outside through the glass sliding doors and be greeted by a fantastic outdoor entertaining area, overlooking a low-maintenance backyard complete with a convenient garden shed. Perfect for hosting gatherings or simply enjoying the serene surroundings, this outdoor space adds another dimension to the home's appeal. Three well-appointed bedrooms offer comfortable retreats, complemented by an airy bathroom and a conveniently located laundry with side yard access. Whether you are seeking your first home, a lucrative investment opportunity, or a cozy downsizing option, this Swan View gem promises an enviable lifestyle tailored to your needs. With an estimated rental income of \$500-\$550 per week, this property represents a sound investment opportunity in a highly sought-after locale. Here are just some of the many features that this home has to offer: -Lovely front lawn area with easy care plants -Single driveway with a single garage with roller door entry -There is a lovely front entrance hall to welcome guests to the home -To the right of the front door is the spacious lounge and dining area -This room has lovely views over the front yard -The entrance hall opens up to the open plan living and kitchen -This spacious area has a new split system air conditioner to heat and cool -This area has double glass sliding doors to open up on the rear alfresco area -The kitchen has a five burner gas cooktop plus a wall mount oven -There is a corner built in pantry with shelving -Extra power point in the walk in pantry for the microwave -The kitchen has a wide fridge recess -Security screens on front and back doors plus front bedroom windows -Roller shutters on kitchen and main bedroom windows -The three bedrooms plus the bathroom and laundry are all located down a hall -All three bedrooms have chocolate coloured plush carpet -Bedroom one and two both have double built in robes -Ceiling fan with central light in master bedroom -There is a brand new split system air conditioner in the main bedroom for heating and cooling -Good sized bath room with bath, shower and vanity -Large rear entertaining area with lattice on sides for privacy -Large garden shed in back corner for storage of outdoor equipment -Single carport with roller door and storage at back -Extra awning over the front of the house to stop afternoon sun -Easy care front and back reticulated gardens with shrubs and lawn -Large paved area in the backyard to extend the entertaining area -Lovely cul de sac location with a park at the end of the road -Close to public transport stops and only 30 minutes to the City -Only a five minute drive to both Middle Swan Primary and Swan view Primary - Home is a duplex and has no strata fees -Shire rates are approximately \$1,900 per annum (subject to change) -Water rates are approximately \$1,000 annum (subject to change) This gorgeous home won't last long in this market. Please come along to the home open, we look forward to seeing you there. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.