

2 Diosma Way, Canning Vale, WA 6155



House For Sale

Friday, 5 January 2024

2 Diosma Way, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 619 m2

Type: House



Scott Fletcher

0864015800

End Date Sale

As they say, when buying real estate, location is what really matters the most. So, why not buy in a highly desirable area, set amongst other high quality homes in a prime park-side position! Set on a wonderful 619sqm block of land, where Darwinia Loop meets 2 Diosma Way; this location is simply sublime. Sitting opposite Darwinia Loop Reserve, an immaculately-maintained, oval-shaped, tree-lined park, THIS little perfect pocket of Canning Vale is picture-perfect! Quality homes surround the reserve making this an ideal spot to call home. And best of all, the property is offered at a comfortable price-point for buyers looking to buy into a highly sought-after area. Boasting great street appeal, the home was constructed by a quality builder, Don Russell, in 2002. It comprises three living spaces, four good size bedrooms, two bathrooms and a backyard with plenty of room to move around - so, we're sure you'll be impressed with the both the space and design, inside and out. Features include: • Tiled entry and wide double entry front doors • Double garage and shoppers entry to kitchen • Carpeted front lounge/dining room and rear games room area • Carpeted front master bedroom with walk-in-robe and ensuite- Carpeted rear bedrooms (x3) all of a very good size with built-in-ropes • Tiled entry through to family, dining and kitchen • Reverse Split aircon in master bedroom plus and second system in the family room • Ducted evaporative air-conditioning throughout, plus down-lights and some stylish light-fittings • Kitchen with breakfast bar and stone benches, gas hot-plate, electric wall-oven and dishwasher, plus overhead cupboards • The main (second) bathroom has a separate shower and bath, ideal for the family • Separate laundry with linen-press, and separate WC from family bathroom • Gas storage hot-water system and automated sprinkler reticulation off the mains water supply • Colorbond fencing to all boundaries • Council Rates: \$2,220.00pa • Water Rates: \$1,224.84pa • Caladenia Primary School catchment zone • Canning Vale College secondary school catchment zone • Convenient to parks and just short drive to Tucker Fresh IGA on Nicholson Road • Woolworths, Coles and ALDI at Forrest Lakes Shopping Centre, just a short drive away Currently rented at \$500 per week until 9th January 2025 simply collect rent until you are able to move in at a later date. Alternatively, this absolute beauty could be an ideal long-term property-investment. Importantly, our estimated "market rent" opinion for this property is at least \$750 p/week, so there is plenty of up-side potential to substantially increase the rent from early next year if you wish to retain as an income producing property. Historically speaking, the current tenant has been very reliable and is a long-term tenant who has indicated a desire to stay for the longer-term. Either way, this is a sound investment property or future lifestyle home for the right buyer! This property will be sold via End Date Sale. All offers presented no later than 6:30pm Wednesday 24th January 2024. The Seller reserves the right to sell at anytime prior to the advertised End Date. Call exclusive selling agent, Scott Fletcher on 0412 181 122 for enquiries or to arrange a viewing out-side of the advertised home-open times. Thank you.