

2 Tuart Trail, Edgewater, WA 6027



Sold House

Friday, 15 March 2024

2 Tuart Trail, Edgewater, WA 6027

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 729 m²

Type: House



Samuel Hedges
0894014887

\$740,000

RENOVATORS DELIGHT !!! Seeing past the personal effects and the GREEN pool, you'll notice 3 beds, 2 baths, 2 carpark, & 3 living zones! Not to mention the 729sqm R20/40 subdividable CORNER block. This one has OPPORTUNITY WRITTEN ALL over it. For those who want to RENOVATE and or BUILD Equity into their Real Estate Portfolio, the options are plentiful. Renovate/move in - Knock Over/develop - Tidy up and lease/long term investment. WE ARE SELLING "AS IS" - what YOU SEE IS what YOU buy. Comfortably nestled on a large 729sqm (approx.) corner block that sits virtually opposite the lovely Wedgewood Park and only metres away from the splendid Tuart Park and its fantastic family playground in the opposite direction, this charming 3 bedroom 2 bathroom home has "renovator's delight" written all over it and also possesses exciting R20/R40 zoning and magnificent development potential, sure to interest young families, investors and developers alike. Beyond swaying front palm trees lie a front portico and tiled entry foyer, with the latter overlooking a sunken open-plan formal lounge and dining room, graced by low-maintenance timber-look flooring. A spacious open-plan family, meals and kitchen area doubles as the central hub of the house with its double linen press, gas bayonet, ceiling fan, breakfast bar, pantry storage, double sinks, range hood, Simpson gas cooktop and stainless-steel Westinghouse oven. Essentially tripling living options under the one roof is a large games room with character brickwork, high raked ceilings, split-system air-conditioning and a pot-belly wood-fire heater in the corner. Outdoors and off the latter sit pitched and flat patio-entertaining areas, right beside a shimmering below-ground swimming pool. The backyard is somewhat of a "blank canvas" and can be whatever you want it to be, also playing host to another patio down the side of the house, complete with a garden shed. Back inside, a commodious front master suite is the obvious pick of the carpeted bedrooms with its ceiling fan, built-in and walk-in wardrobes, feature box window and an intimate ensuite bathroom - shower, separate bathtub, vanity, toilet and all. Walk to bus stops, other lush local parks, Edgewater Primary School, the Edgewater IGA supermarket, Mater Dei College, Edgewater Train Station and picturesque Lake Joondalup from here, with the freeway, shopping in the Joondalup industrial area and Lakeside Joondalup Shopping City, HBF Arena, medical and tertiary-education facilities, pristine northern-suburbs' beaches and so much more all only a matter of minutes away in their own right. Add your own personal modern touches and prosper, or rent out the residence as an investment property until you work out what your next move will be. The possibilities are endless - that's for sure! Other features include, but are not limited to;

- To be sold "as is"
- Renovate, or detonate to develop - or build a brand-new family home in its place
- Tiled kitchen flooring
- Easy-care wood-look floors to the family/meals area and games room also
- Large 2nd bedroom with a BIR
- Spacious 3rd bedroom with a fan and double BIR's
- Practical laundry with access to the side of the property, as well as into the second bathroom - home to a shower, vanity and toilet
- Solar hot-water system
- Double carport
- Side-access gate to the side patio/shed area
- Built in 1987 (approx.)

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged make their own enquiries to satisfy themselves on all pertinent matter.