

21 Ganges Place, Beechboro, WA 6063



House For Sale

Tuesday, 30 January 2024

21 Ganges Place, Beechboro, WA 6063

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 260 m2

Type: House



Nigel Ross
0892753825

Offers from \$479,000

Nestled in cul-de-sac tranquillity and just around the corner from the lovely lakeside Sacramento Park, this neat and tidy 3 bedroom 1 bathroom street-front residence will suit all types of buyers, especially astute investors who are able to take full advantage of existing fixed-term tenants until June 2024. The current rent is set at \$440.00 per week, with owner-occupiers able to move in themselves once the lease is up in a few months' time. At that point, the expected rental income would be approximately \$575 per week. The property itself welcomes you with a paved entry courtyard that also doubles as a fantastic outdoor-entertaining area - with space for a table and chairs. Inside, all three bedrooms are carpeted for comfort and have ceiling fans, whilst the practical bathroom is brilliant in its simplicity. Split-system air-conditioning and easy-care timber-look floors grace an inviting open-plan living and dining area, seamlessly connecting with a stylish kitchen - tiled splashbacks, electric-upright cooker and all. There is also decent driveway parking out front, for multiple cars. The sprawling Ottawa Park, Beechboro Primary School and Altone Park Shopping Centre are all nearby too, with only a matter of minutes separating the home's front doorstep from the heart of our picturesque Swan Valley. The spectacular Whiteman Park, the Galleria Shopping Centre and the old Guildford town centre are also in very close proximity. The new bus depot and future train station on Benara Road are simply added bonuses as part of the Bayswater-Ellenbrook link, whilst the likes of Kiara College, other outstanding shopping facilities, the Swan Active Beechboro leisure centre and even the Altone Park Golf Course are all no less than a stone's throw away. Now this is what you call convenience, on so many different levels. Contact Nigel Ross to find out more about this fabulous property - and the unique opportunity that comes with it - today! Features include, but are not limited to:

- Solid brick-and-tile construction
- Street-front home
- Currently tenanted until June 2024
- Entry/entertaining courtyard
- Open-plan living and dining area
- Adjacent kitchen
- Ceiling fans in every bedroom
- Separate bathroom
- Separate laundry, with external access for drying
- Split-system air-conditioning
- Feature skirting boards
- Security doors
- Electric hot-water system
- Low-maintenance gardens
- Verge/driveway parking space