

**212A Orrong Road, Carlisle, WA 6101**



**House For Sale**

Tuesday, 11 June 2024

212A Orrong Road, Carlisle, WA 6101

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 400 m2**

**Type: House**



Adam Bettison

0893782555

**From \$599,000**

Come on home to this convenient and central brick and tile gem, packed throughout with modern features. 212A Orrong Road is a three bedroom, one bathroom home built originally in 1979 and refreshed with timber-look flooring, ducted evaporative air conditioning, solar panels, a renovated modern kitchen with stone benchtops and gas cooking, and modern bathroom with glass shower. There's approximately 120 square metres of internal living space (wow) and a comfortably sized backyard, with this duplex home placed on a block of approximately 430 square metres. Are you looking for an investment property? This property is located in a prominent Perth suburb, close to the city, with excellent transport links. The property could be an immediate and ongoing investment opportunity for you, with a secure lease in place until May 2025 with the tenant paying \$600 per week. This home has plenty of room to suit your needs – with indoor areas already enjoying renovations and the outdoor area featuring a large enclosed garage that could be perfect for an extra recreation area, parking, or storage! Speak with our team to arrange a viewing and discover how you can make this property your new home today. Property Highlights:- Three-bedroom, one-bathroom home built in 1979- Approximately 430 square meters total lot size - Approximately 120 square metres internal floor space - Duplex property - Three large bedrooms- Single car garage- Split system air conditioning and ducted evaporative air conditioning- Solar panel system on the roof, great for reducing utility costs!- Timber flooring throughout- Renovated modern kitchen with gas hotplates and double stainless steel sink- Big backyard; with garden shed!Investor Summary:- This property is currently tenanted on a fixed term lease until May 2025, for \$600 a week- Market rent for 212A Orrong Road is approximately \$625 per week- Based on a purchase price of \$600,000 and market rent, the estimated rental yield for this property is 5.43%- HouseSmart Real Estate is highly active in Carlisle and the surrounding areas - with an office in nearby Belmont! - and can provide high-quality property management services, from settlement and beyond!As you approach the property, you can utilise extra parking at the front, or park securely inside the garage. There are plenty of options here for your daily travels! The enclosed carport area can alternatively be used as an extra recreation area - perfect if you have a growing family or want to use this as a hobby space – what a home gym! The carport is powered and has lighting and shelving and a side gate so that you can make the most of the space. Walk past and admire the classic brown brick and tile build of the home, the wrought iron gate and the expansive bay windows that draw light inside the main living space. Stepping inside the home, walking across timber flooring, there is a large living area with a welcoming design, large sweeping archways that open up the space and provide access through to the dining and hallway, and a feature wall which creates a lovely unique environment. The centrepiece of this living area is the large bay window setting, which brings an impressive amount of natural light into the home. The walls have a neutral tone and the downlights provide plenty of lighting. The home is kept comfortable throughout with ducted evaporative air conditioning, and there's also a split-cycle system in the lounge room to keep you warm in the winter months! The renovated modern kitchen is built around a U-shaped stone benchtop, with plenty of cabinetry and storage space, and crisp modern finishings. There's enough room to move around and get comfortable being a chef. Coupled with a sizeable amount of bench space, sleek white cupboards, overhead cabinetry for storage, a double stainless steel sink, a built in metal rangehood, a built in oven and gas burner stove top – this truly is a space ready for you to cook your favourite food. What meal will you start with in your new kitchen? All three bedrooms in the home are a healthy size, with carpets, well placed windows to amplify the flow of natural light, painted feature walls and ducted evaporative air conditioning. The primary bedroom is certainly the largest, with an in-wall air conditioner also to keep the room cool. The bathroom is refreshed also, with a glass shower, large modern white feature tiling, a modern vanity and a toilet. Take a step outside and enjoy your new backyard. There's side access here to the front and carport, making moving easier! The space here is an ample size and is complete with decorative paving just itching for you to do some landscaping and make the most of this ample and private retreat! Will you transform the space with outdoor furniture, landscape some shrubs or trees, kids play equipment or garden beds? The choice is up to you! Carlisle is a popular suburb quite close to the Perth CBD. It features four major parks as well as a train station. Lathlain Park and Fletcher Park are two which are within 2 kilometre distance to the home. As for schools, Lathlain Primary School is approx. 15 minutes walk from the home, and Carlisle Primary School at approx. 12 minutes walk. Carlisle is home to many cafe's and restaurants, and for your essential shopping you have IGA Rivervale at approx. 15 minutes walk, and the larger Belmont Forum is a short. approx. 5 minutes drive. Come and have a drive around this suburb and explore it for yourself!With a massive amount of space, there is lots of room to do whatever you like to the property. The backyard is much larger than most new properties these-days and the indoor spaces are an excellent blend of classic style from when the home was originally built (they don't build them quite the same now!) and modern

renovations and refreshments. What a perfect home to enjoy in these winter months and year round! Will you make the most of this home and move in after the lease finishes? Or, will keep this property as an investment, earning rental income? Whatever you decide, don't miss out on this attractive opportunity!