

23 James Gilmour Way, Darch, WA 6065



Sold House

Saturday, 13 January 2024

23 James Gilmour Way, Darch, WA 6065

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 539 m2

Type: House



Edward Carver
0438933506



John Samykannu
0893445577

Contact agent

END DATE SALE - Offers presented 25th of January 2024 UNLESS SOLD PRIOR Potential rent \$750 per week | Nice residential location | Easy care landscaped gardens Approximately 539 sqm block | Potential for drive through access | Dining Gabled Patio Alfresco Parking for several cars | Nearby Kingsway Shopping Centre Brief // Paradise is near when you live by the Kingsway A convenient property with great potential that will suit singles couples families and retirees in an easy care 4 bedroom 2 bathroom contemporary home that is well presented well located secure spacious and will provide strong rental returns if required Located in the popular Kingsway hub with nothing to do here but move in and enjoy the ducted RCAC separate lounge or theatre spacious bedrooms incredible alfresco entertaining area with big lawn space for the BBQ and room to entertain and play Many features include :- Walk to Keith Griffith park and playgrounds with basketball half court and king climber- Separate lounge or theatre room with front view- Neutral themed luxury bathroom with bathtub- Big back door via laundry to the outdoors- Back yard has easy care buffalo grass- Fresh brand new modern kitchen area- Back veranda patio with paved area- Relaxing neutral decor throughout- Stainless steel oven and cook top- Great investment for the future - Low maintenance gardens- Lovely cul-de-sac location- Large sink with mixer tap- Four generous bedrooms- 539sqm block zoned R20- Separate WC by laundry- 4 bedroom 2 bathroom - Security screens doors- Ducted AC throughout- Security windows- Separate laundry- Built in linen x2- Led down lights- Security doors- Built in pantry- Patio- Shed- LED Property // One of the more peaceful cul de sacs in DARCH offering a private low maintenance charming contemporary home that provides Crimsafe security and comfort with style and class for the family lifestyle in this relaxing location only moments away from all the amenities and amazing recreational parklands 4 bedrooms and 2 bathrooms this well cared for property has spacious bedrooms with a new kitchen fresh new paint throughout new skirting doors and locks The modern kitchen enjoys updated appliances and overlooks the meals dining family areas which flow effortlessly to the gabled patio alfresco benefitting every morning from the eastern orientation and with simple gardens buffalo lawn and some trees to sweeten the view The secure driveway to the backyard allows significant access to the rear and the colorbond remote control garage roller door ensures that this sweet and private property remains secure Lifestyle // This area has too much exciting action to mention with the stunning parks and shops just moments away providing the tranquil lifestyle while offering everyday conveniences like the Kingsway Forum for all your shopping needs the Kingway Bar and Bistro for socialising and sophisticated fun plus the Landsdale Nursery for your greater outdoors A convenient property in arguably one of the best locations in DARCH with very low costs perfect for young families & / or secure lock and leave investing Location // - Ashdale Secondary College - 1.3km Walk- Kingsway Christian College - 1.2km walk- Kingsway City Shopping Centre - 2km- Kingsway Sporting Complex - 650m- Ashdale Primary School - 1.7km- Hillarys Boat Harbour - 10km- The Swan Valley - 12km- Darch Plaza - 1.2km- Perth CBD - 18km Don't miss this fantastic opportunity for home owners and investors alike Built : 2006 Land : (approximately) 539 sqm Interior : (approximately) 146 sqm Water Rates : (approximately) \$ 1225 p.a. Shire Rates : (approximately) \$2500 p.a. T&C'S : * End Date Sale - Offers presented 25 | 01 | 2024* The sellers reserve the right to accept an offer prior to the End Date Sale process* Finance offers welcome (A written pre-approval will assist you in the offer process)* Building & Termite inspections are welcome* Flexible settlement time frames available* Subject to sale offers are welcome Office : 9344 5577 Edi : 0438 933 506 Email office : mirrabooka@ljh.com.au Email direct : edward.carver@ljhooker.com.au Disclaimer: In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct The accuracy of the information provided to you written or verbal cannot be guaranteed If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you