

**25 Bruce Road, Maida Vale, WA 6057**

**Professionals**

**Sold House**

Friday, 18 August 2023

25 Bruce Road, Maida Vale, WA 6057

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Glen Newland  
0894531888

**\$1,100,000**

Blocks like this are becoming increasingly rare! In fact, I would challenge you to find a larger parcel of land within 14km of the city for this price, they just don't exist. Since Covid, the push back towards larger blocks has been noticeable, and well-maintained homes are being snapped up instantly. For both those reasons I would be amazed if this property lasts very long in this market. This well maintained and updated family residence is large enough for the bigger families consisting of 3 large living areas as well as 5 bedrooms, 2 bathrooms, kitchen, 2 toilets, laundry and a double lockup garage. The home is set right in the centre of the huge 1 hectare block giving you perfect separation from your Neighbours who are also on similar sized blocks. You're not going to have to worry about your privacy here. Some of the extras here include: Sprawling 1.0542 Hectare (10,542m<sup>2</sup>) gated and fenced block Solid 1983 brick/iron homestead Large lounge room Central kitchen/dining and family hub Games/activity room or home office Large master bedroom with built in robes Ensuite with new shower screens and toilet Three minor bedrooms with built in robes 5th bedroom or study if required Main bathroom with new shower screens, bath and separate new toilet (in adjacent laundry) New paint and new carpets throughout Two car lockup garage under the main roof Outdoor gabled patio with retractable blinds Three garden sheds Two water tanks (one bore fed) Bore fed reticulation Established fruit trees Ample space for car, truck, boat or caravan parking Ducted evaporative air conditioning Alarm system Instant gas hot water system Mains gas connected Located peacefully within this superb and highly sought after pocket of Maida Vale this is the perfect place for those who want the quiet, but still need access to the city, Roe Highway access is only a minutes drive away meaning you're within 15 minutes drive to Carousel Shopping Centre, the International Airport, and Kalamunda with its walking trails and national parks. This block is the perfect blank canvas for lifestyle enthusiasts to create their very own one sanctuary with ample space for a potential large workshop, swimming pool, granny flat to accommodate extended family or those wishing to embark on equestrian pursuits (all subject to relevant authority approvals), the possibilities are endless! This block has also been targeted in recent times by developers as a future infill opportunity (especially with the new Airport Train Link being less than 3km away) so I think it's safe to assume this block will continue to grow in value in the future. This isn't just an investment into your lifestyle for today, but an investment into your future! Contact Glen Newland to book your inspection. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.