

26 Watkins Street, Eden Hill, WA 6054

THE AGENCY

House For Sale

Wednesday, 7 February 2024

26 Watkins Street, Eden Hill, WA 6054

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 761 m2

Type: House



Sam English
0432568040

Offers by 20/02/24

Welcome to 26 Watkins Street, Eden Hill, a charming residence offering a perfect blend of comfort and potential. This well-maintained property boasts 3 bedrooms, 1 bathroom, and sits on a generous 761 square meters of land, providing an excellent canvas for your dream home or potential subdivision. With the substantial 761sqm land size, the property offers the potential for Subdivision (R20/R30), allowing you to capitalize on the growing demand for smaller, more manageable lots. Prospective buyers with an eye for investment will appreciate the possibilities this property presents. (subject to local council approval) Inside the home is two large bedrooms and One smaller bedroom providing ample space for a growing family or the flexibility to create a home office or guest room. The well-appointed bathroom includes shower, bath and the frosted windows have been updated to ensure comfort, convenience and functionality. The open plan kitchen/living/dining gives the home a fantastic flow. Island bench top, dishwasher, gas cooktop and electric oven. Walking out to the rear of the home is an entertainer's dream with drop down BBQ space, large undercover decked area including blinds and ample lighting while overlooking the well maintained lawn. Native bore reticulated gardens surround the property. Drive through the remote controlled garage door to the large parking area for all your cars or toys. Following on is the large fully powered double garage workshop at the rear is ideal for the home hobbyist/trades person or perfect set up for a man cave / she shed. This weatherboard and iron home boasts a host of extras including polished jarrah floor boards, timber framed leadlight windows, ceiling fans, reverse cycle air conditioning, insulation, bore water and so much more! Zoned R20/R30 and situated on a sizable 761 square meters of land, this property presents an exciting opportunity for those looking to make the most of the space or explore potential subdivision options. (subject to local council approvals). Whether you're a homeowner looking for a property with room to grow or an astute investor seeking subdivision potential, 26 Watkins Street is a rare opportunity. The combination of a spacious land size, a well-maintained home, and the prospect of subdivision makes this property a valuable asset in the real estate market. Features Include:- 3 Bedroom- 1 Bathroom- Air-conditioning and ceiling fans Throughout- Jarrah Floorboards- Dishwasher- Multiple Parking Areas- Large Powered Shed- Gas connectivity- Bore reticulated gardens- 761sqm R20/R30.- and so much more! Contact Sam English 0432 568 040 to arrange a viewing. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.