

# 26A Azamor Drive, Boulder, WA 6432

## Sold House

Wednesday, 31 January 2024

26A Azamor Drive, Boulder, WA 6432

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 432 m2**

**Type: House**



Iris Haynes

0420471461

**\$315,000**

Step inside this three-bedroom, two-bathroom property and be welcomed with a perfect home for a first home buyer or someone looking to downsize. The home is brick veneer with a tin roof and presents nicely to those looking for property in Kalgoorlie-Boulder. Located within close proximity to parks, primary and secondary school and a local store - this one would be a fantastic great investment too! Currently leased until the end of May 2024 with rent increase possible with new/further lease. This home features:

- 3 Bedrooms all with built in robes
- 2 Bathrooms
- Laundry
- Linen closet
- Open Kitchen, Dining & Living
- Evaporative air conditioning
- Wood fireplace
- Gas hot water system
- Bottled Gas
- Undercover patio
- Side gate to backyard
- Garden Shed
- Carport for one vehicle
- 432m<sup>2</sup> (approx.) Block
- Rented at \$500 per week until 31st May 2024

The three bedrooms all are well sized and feature great storage with built in robes. The master bedroom features spacious built in robes as well as a neat ensuite. The main bathroom includes a shower and separate bathtub, ideal for if you are looking with your family in mind too. The laundry features a linen closet, water trough, external door to clothesline and the second WC. As you walk through this home you are met with a spacious living area. Situated here is the Kitchen, Dining and Living area of this home. The Kitchen overlooks these areas and is fitted nicely with generous storage and pantry space, a freestanding electric oven and gas stove top, along with a spot for your fridge and plenty of bench space. The living area is generous and includes a wood fireplace for the cooler months of the year. The living area steps directly outside to the outdoor entertaining space. The small patio overlooks the neat and secure yard which also features a garden shed. Treat this yard as a blank canvas and turn it into your ideal garden space! Now is the time to stop paying rent and get into your own home. Spring into action and beat the rental game this Summer! Call Iris Haynes on 0420 471 461 to view this property. Council rates: \$2,239.00 pa  
Water rates: \$275.72 pa