

27 Waterwheel Road North, Bedfordale, WA 6112



House For Sale

Tuesday, 23 April 2024

27 Waterwheel Road North, Bedfordale, WA 6112

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 1142 m2

Type: House



Mike Dunsmore
0894959999

Offers from \$690,000

We are chasing an adventurous couple or individual who can see well past all the shortcomings and concentrate on the enormous benefits and potential this property has to offer. The size and uniqueness of this property will definitely surprise you. We said 3 bedrooms well you could put in 4 but there is currently only 1. This modern (about 8 years old) building was originally a convenience store which the current owners have converted to a large (250m²) open plan, chic & charming 1 bedroom, 2 bathroom home. Current owners don't live in the property so we are chasing someone to add their own charm and character to the home & property. Leave it as is or add some more rooms this property, it is the perfect opportunity for a dink (double income no kids) family with some imagination and flare. If this is you give us a call for an inspection as it won't disappoint. The Bedforddale medium house price is now over \$1million. Well here we have an opportunity for you to buy for well under that figure. THE HOME Extremely large 250m² (5 bedroom size) home. Extra height 40 Course ceilings (3420mm in height) Additional 110m² in Verandahs The Ultimate Open Planning Living Enormous Master bedroom Classy Ensuite + 2nd toilet Modern Kitchen Living /dining/theatre/family all in an open plan No carport - but just build one Timber hybrid floors 3 x Ducted reverse cycle air conditioning OUTSIDE FEATURES 1142m² Block Large, covered, outside entertaining area (Verandahs 110m²) Next to park & community centre Plenty of room for expansion Excellent neighbourhood DUAL ZONING The property still has a dual zoning on it, of Special Residential and an additional use number 42 with City of Armadale. Additional use 42 permits Convenience Store and Shop - City may permit shop at its discretion. ESTIMATED RENTAL RETURN \$650 - \$680 per week OUTGOINGS City of Armadale \$2719 per annum Water Corporation \$450 per annum Don't miss out on this fantastic opportunity to own a property in this sought-after location. Contact Mike Dunsmore 0413 754 110 for more information and to arrange a viewing. Viewing will be by appointment only. Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.