

273 Wright Street, Cloverdale, WA 6105



House For Sale

Wednesday, 8 May 2024

273 Wright Street, Cloverdale, WA 6105

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 310 m2

Type: House



Adam Bettison

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From \$699,000

Welcome to this gorgeous four-bedroom, two-bathroom property, filled with large living space, and featuring a modern design throughout that makes it easy to call this place "home". With desirable features throughout, including plenty of storage, secure parking, and a large courtyard with undercover patio, you are set to enjoy outdoor and indoor living in ease and comfort in this home - which, best of all, is perfectly positioned close by shops, schools, and parks, so that you have everything you need within reach. Whether looking for a place to move in to, or to gain an immediate investment opportunity, this property is surely not one to miss out on!

Property Highlights:- Four-bedroom, two-bathroom property- Approx. 310 square meters land size- Approx. 137 square meters built size- Split system air conditioning- Plenty of storage with built in robes- Secure double garage for parking- Modern kitchen design, with gas cooking- Study nook- Large courtyard with undercover patio area

Investor Summary:- This property is currently tenanted on a periodic lease, for \$420 per week- Market rent for 273 Wright Street is approximately \$745 per week- Based on a purchase price of \$700,000 and market rent, the estimated rental yield for this property is 5.55%- HouseSmart Real Estate is highly active in Cloverdale and the surrounding areas - with an office in nearby Belmont Village! - and can provide high quality property management services throughout the tenancy, from settlement and beyond!

To the exterior front of the property, you have a wide amount of space which you can utilise for parking, or putting a few shrubs down for greenery or privacy. There is a walking path to bring you up to the front door, perfect for greeting friends and family - or use the shoppers' entrance from your garage to enter the home. The main bedroom is situated to the front of the home, whilst the other bedrooms are a little further on for privacy. This main bedroom has a large window, allowing in plenty of natural light, and the white painted walls brighten up the area. There is large tiling slabs throughout the room, cool on the feet during summer. Keeping this room to the right temperature is the split system air conditioner. For all your storage purposes, the room is quite a good size to place down cabinets, and there is a walk in robe for your clothes storage. This bedroom also has it's own private ensuite to enjoy. The other bedrooms also feature built in robes, and reasonable sizing for cabinets or study desks. Nearby, you have the main bathroom. Both bathrooms are designed with a modern aspect in mind and include extra large showers and lots of storage. The kitchen and living area towards the back of the home take care of your day-to-day living requirements with the open plan design and outdoor access creating a relaxing ambience for you to come home to. The tiling continues throughout these areas, seamlessly connecting the rooms. There is a split system air conditioner here, and you can open the sliding door for a breeze. There is a separate study nook to the home as well, located near the kitchen, which is perfect for studying or working from home. The kitchen is quite a good size, and overlooks the living and dining area. The windows are positioned so that you can look out over the window in the dining room whilst working in the kitchen area. Featured in this kitchen is a one-and-half tub stainless steel sink, five-burner gas hotplates, built in oven, and overhead rangehood. Outdoors, you will find the courtyard area, which currently features low-maintenance fake grass, but could easily be turned in to a green oasis with a bit of design work. There is an undercover patio area here so you can sit back and enjoy the fresh air and sunlight under the protection of the roof. There is also a side area to access the hot water system, and fencing - mostly colourbond - which keeps the yard secure for pets and kids. Stepping outside of the home, you have almost directly across from the home Norlin Park, and just down the road you have the larger Miles Park. As for schools, there is Cloverdale Primary School, Belmont City College, and Notre Dame Catholic Primary School all within walking distance. There is also within walking distance - only around one kilometre from the home - Belmont Forum Shopping Centre, which is a large shopping centre covering all your essentials with Coles, Woolworths, Big W, Kmart, food stores, and specialty stores. As for entertainment, there is the library, Reading Cinemas, and plenty of restaurants and tavern/bars to enjoy. If you are looking for a low-maintenance home, with a modern design, close to Perth CBD and all that you need - shops, schools, and a great lifestyle location - then this property is for you. Whether it is for you to move in to, or whether you want to rent it out for someone else to make the most of the amazing features and location, this property caters to both categories with it's quality features, ample interior space, and great outdoor living area. What are you waiting for? Come and view this property and make it yours today!