

**3 May Road, Eden Hill, WA 6054**



**Sold Duplex/Semi-detached**

Monday, 14 August 2023

3 May Road, Eden Hill, WA 6054

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 456 m2**

**Type:**

**Duplex/Semi-detached**

**\$410,000**

MORE PROPERTIES WANTED FOR GENUINE & QUALIFIED BUYERS WHO MISSED OUT ON THIS ONE.THE MARKETING CAMPAIGN FOR THIS PROPERTY ATTRACTED-MULTIPLE INSPECTIONS MULTIPLE OFFERS MULTIPLE BUYERS WHO MISSED OUT"YOU'LL BE GLAD YOU CALLED BRAD"Ray White & Bradley McBeath are proud to present this EXCITING property that offers an AWESOME return on your investment!!!With no common walls to any of the living areas, this property is just like a free standing house, the only difference is that the roof & carport joins with the property next door.Unlike most units & group homes in this price range, there are NO STRATA FEES TO PAY HERE!!!One of the most attractive features of this home is the 456m<sup>2</sup> block of land that the property sits on.The block size means you get a nice little back yard with enough room for entertaining & for your kids or pets to run around.The renovated kitchen looks over the living area & outside making this a functional, family friendly lay out.Kitchen features include stainless steel appliances, range hood & dishwasher.The master bedroom has a big wardrobe, bedrooms two & three would be ideal for younger children or whatever you need extra rooms for.Main bathroom has a modern vanity & Roman Bath style shower.In the back yard the pitched patio with timber deck is perfect for year round entertaining.You have enough lawn for the kids or your furry friend to play.Secure parking is available in the garage behind the automatic roller door with additional space being available in the driveway.Extra Features include-+ 9 panel solar inverter system+ Ducted air conditioning\*\*\*\*\*PLEASE NOTE THAT THERE IS A FIXED TERM LEASE IN PLACE UNTIL 21/1/2024\*\*\*\*\*The first class tenants would love to stay on & are willing to sign a new long term lease to secure their future accommodation.The current rental return for this property is \$490 per week, this equates to \$25,480 per year.Try & find a bank that will pay this kind of return on a Term Deposit, I won't hold my breath lol!Buyers please note the following -The peaceful enjoyment of the property for the tenants must be respected.Please do not approach the property without the agent being present.Viewing times WILL ONLY BE AT THE PUBLICIZED TIMES.There will be no exceptions to the above rule, please do not ask as refusal may offend.Reasons why May Road is an AWESOME place to call home -+ You can easily walk to Good Shepherd or Eden Hill Primary, Hampton High School is a three minute drive away+ Walking distance to local shops, minutes away from major shopping centres+ Less than a 5 minute drive to Bassendean Train Station or the soon to be completed Morley Train Station+ Jubilee Reserve which is home to several local sporting clubs is a football kick away. This huge public space is a perfect place for your children to play, to walk your furry friend or to exercise with a great walking track & dedicated workout equipment+ Located on the doorstep of the world renowned Swan Valley+ 12kms to the Perth CBD+ Only a 15 minute drive to the Perth AirportBuyers please note that I already have interested parties from my buyers database registered to view this property.Register your interest NOW!!!THE EDEN HILL REAL ESTATE MARKET IS ON FIRE & IS SHOWING NO SIGNS OF SLOWING DOWN ANY TIME SOON!THIS PROPERTY, IN THIS LOCATION, AT THIS PRICE WILL NOT LAST!!DO NOT DELAY YOUR INSPECTION OF THIS EXCITING OPPORTUNITY TO CALL 3 MAY ROAD YOUR NEW HOME!!!Call 92799807 for your hassle free, no obligation appraisal of your property."YOU'LL BE GLAD YOU CALLED BRAD"