

3 Triller Lane, Erskine, WA 6210



House For Sale

Wednesday, 10 April 2024

3 Triller Lane, Erskine, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 300 m2

Type: House



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From \$599,000

Welcome to this beautiful four-bedroom, two-bathroom home which is filled to the brim with modern features, a comfortable design and large rooms throughout. Currently rented out, this home presents a great opportunity for an immediate investment, or moving in down the track to your own home which is perfectly positioned for a relaxing lifestyle. Being only 120 meters (approx.) from the waterfront, you can go on morning walks down to the river, and enjoy all that this area has to offer. Make sure that you don't miss out on this extraordinary lifestyle opportunity!

Property Highlights:- Four-bedroom, two-bathroom home- Built 2016- Approx. 300 square meters land size- Approx. 161 square meters built size- Down the road from river, playground, reserve- Only approx. 5 min drive to Halls Head Central!- Secure double garage - for both cars!- Open plan design with modern interior- Large kitchen with stone counters and island benchtop- Illuminated downlights throughout the home- Mirrored built in robes for plenty of storage- Ceiling fans throughout- Split system air conditioning to living/dining room- Ample courtyard with paved area and side gate

Investor Summary:- This property is currently tenanted on a fixed term lease until March 2025, for \$500 per week- Market rent for 3 Triller Lane is approximately \$550 per week- Based on a purchase price of \$620,000 and market rent, the estimated rental yield for this property is approximately 4.63%- HouseSmart Real Estate is highly active in Erskine and the surrounding areas, and can provide high-quality property management services from the settlement period and beyond.

Coming up to the property, you can park on securely in the double garage that the property provides, or if you have guests or friends over there is street parking near the home which can be utilised as well. To the front of the home, you have some well-placed bushes which provide a sense of greenery to the home. The front alcove to the home provides the space for welcoming guests in the home. There are four bedrooms to the home, all of which are quite spacious with room to move about and relax. For storage, each bedroom is fitted with a built in robe, which is mirrored to capture the natural light in the room and brighten up each area. The main bedroom's built in robe is the largest with a walk-in space. This main bedroom also has it's own ensuite. The main bathroom of the home is situated close to the other bedrooms, and has both a shower plus a separate bath. The living area holds ample room for all of your entertaining activities with room for a couch settee to relax on, TV set to watch movies on, and space to walk about. Nearby to the living room, you will find the dining area, which is brilliantly illuminated with downlights as is the rest of the house, and the kitchen, which has an island counter top looking out on to both this dining area. There is a sliding door here from the dining room, from which you can step out to the rear courtyard. The kitchen is complete with many desirable features including built-in cabinetry (both overhead and under-bench), a large pantry, gas hotplates, double stainless steel sink, and lots of bench space to cook up your favourite meals. Even if you don't enjoy cooking, you can still enjoy the design of this kitchen which provides the room and space to move about and utilise it as needed. The island bench top even has a breakfast bar overhang, which expands the capacity of the kitchen with ability to serve up and eat meals from this bench - or sit here and chat with people in the dining room whilst you eat!

Outside of the home, there is a courtyard which is fully fenced with a gate, and has a paved area so you can put down potplants and if you have kids they can ride the bikes around. Alternatively put down an alfresco area and you can sit out here under the shade and enjoy your new home! There is lots to love about the area surrounding the home. You have the river nearby of course, but there is also the BBQ space, outdoor ping pong area, playground, picnic spots and tables, BMX track area for the kids, parking spot which often has a coffee van so you can catch up for a drink and a chat, and not to mention plenty of walking paths and native bush areas. Ready for an inspection of the home? Come for a walk after or before the inspection and see this beautiful area for yourself - you are sure to fall in love with the place! There is so much warmth about this home, with it's beautifully designed main living and dining area, ample kitchen, and bedrooms with plenty of storage. Whether continuing to rent out the home (with the tenants looking after the place quite nicely!) or moving in yourself at a later date, this home is one that presents opportunity in a wonderful area. Make sure that you don't miss out!