

**30 Flotilla Drive, Heathridge, WA 6027**



**House For Sale**

Wednesday, 12 June 2024

30 Flotilla Drive, Heathridge, WA 6027

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 683 m2**

**Type: House**



Andrew Huggins  
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Toby Huggins  
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**From \$649,000**

If you long for a home of your own, make that dream come true & be the first to inspect this property! Guaranteed to impress with its natural light filled living spaces & lush green inviting exteriors including city view glimpses from your backyard, with its convenient location this homes broad appeal is equally suited to families, first home buyers and the astute investor. Whether you're looking to add your personal touch or simply move in and enjoy the existing features, this property offers endless possibilities to personalise and make it your own. With three bedrooms, one bathroom and a pinch of creative vision, you could turn this home into something truly special or with a developer's flair, knock down the current house to build your dream home. Not wanting to move in? Investors take note .... do you want to reap the rewards of an investment property, this is it! With rents in this area now receiving an estimated rental return of \$600.00 - \$630.00 per week, why not?!? Situated in a prime location within walking distance to Heathridge Primary School & Admiral Park, this property ticks all the boxes! Local shops, high schools, Joondalup & Whitfords Shopping Centres, cafes, restaurants and public transportation are all easily accessible. All main roads are a hop, skip & jump away - giving you access to all that Perth has to offer. This home is all you could possibly need at your fingertips!

The property:

- Rendered brick & tile construction
- Built in 1978, renovated home
- GROWATT solar inverter system
- Established lawns & gardens
- 3 bedrooms, 1 bathroom
- Freshly painted throughout
- Modern & neutral design, functional layout
- Easy care tiling throughout, carpets to bedrooms only
- Light filled open plan kitchen & dining with separate living space + sunroom
- Living space includes high timber raked ceiling features
- Timber decked sunroom with french doors opening to backyard
- Sunroom includes additional study/room adjacent
- Centrally appointed kitchen with breakfast bar, stainless steel appliances, four burner gas cooktop, double sink with flick mixer tapware, plenty of storage with overhead cabinetry, overlooks backyard with city view glimpses
- LARGE master bedroom includes ceiling fan, floor to ceiling mirrored built in robes with storage
- Bathroom with large shower & separate bath
- Separate toilet off bathroom
- Laundry room with access to side of home/clothesline includes floor to ceiling shelving
- Large paved area overlooking sunken backyard
- Rooftop balcony with residential & city view glimpses
- Powered work shed with separate garden shed
- Enclosed backyard with established lawns & gardens
- Gated side access to side of home
- Single carport with additional tandem parking for x3 cars
- Property being sold "as is"
- 683m<sup>2</sup>

Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.