

**31 Grafham Road, Brookdale, WA 6112**

THE AGENCY

**Sold House**

Wednesday, 8 November 2023

31 Grafham Road, Brookdale, WA 6112

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 702 m2**

**Type: House**



Damian Miller  
0432825563

**\$465,000**

**SOLD!! HOME OPEN CANCELLED !!** Investors and families, don't miss this incredible opportunity to own a 4-bedroom, 1-bathroom home with a host of desirable features. Located in a sought-after area within walking distance to Dale Christian College, this property offers both a comfortable living space and strong rental potential. This home boasts four spacious bedrooms, providing ample space for a growing family or additional storage. The well-maintained bathroom is both functional and convenient for everyday use. Currently tenanted until 18/7/24 at \$450 per week, this property presents a solid rental income, making it an attractive investment opportunity. Situated on a generous 702 sqm land, there's plenty of room for outdoor activities, gardening, or future development. The kitchen is well-equipped and adjoins the meals area, creating a central hub for family meals and gatherings. Enjoy the enclosed patio space, perfect for relaxing and entertaining year-round. With a 3-meter side access, there's room for extra vehicles, a boat, or a caravan. The 6m x 6m workshop is a fantastic addition, ideal for DIY enthusiasts, hobbyists, or as a potential workspace. This property is conveniently located near public transport, local schools, and shops, ensuring convenience for all your family's needs. Whether you're looking for a smart investment or a comfortable family home, this property offers the best of both worlds. Act now to secure this fantastic opportunity! Water Rates: \$285 per quarter. Council Rates: \$2158 pa. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.