

**31 Woodville Rd, Haynes, WA 6112**



**House For Sale**

Wednesday, 14 February 2024

31 Woodville Rd, Haynes, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 320 m2**

**Type: House**



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## Offers From \$599,000

The Mathews Team proudly presents 31 Woodville Road, Haynes – hitting the market for the very first time! This modern 4-bedroom, 2-bathroom home sits on a low-maintenance 320sqm block. Whether you're an owner-occupier seeking a gorgeous modern home to live in or an investor aiming to reap solid rental returns (with similar properties on the street being advertised for rent at \$750 per week recently), this property caters to both! Let's delve into what this property has to offer.

**INSIDE** As you step through the front door, on your right, you'll find the master bedroom—a generously sized room featuring a double walk-in wardrobe for his and hers, flowing seamlessly into the modern ensuite. Continuing through the home, to the right, there's an additional secondary bedroom and the main bathroom—both modern, neat, and tidy. The laundry is also conveniently positioned on this side of the home. Opposite this space, you have bedrooms three and four on the rounded side, all three secondary bedrooms feature built-in robes for additional storage. Moving to the rear of the home, you'll find the heart of the house—the Living/Dining/Kitchen area. This space exudes an open-plan feel with abundant natural light. The kitchen itself is simply gorgeous, boasting plenty of bench space, a chic subway tile splash back, and stylish pendant lighting that completes the area. The kitchen area seamlessly connects to the rear alfresco space, providing the home with a delightful indoor-outdoor feel!

**OUTSIDE** Heading outside, you're greeted by an attractive front façade with a modern touch. It features lush grass, greenery, neatly trimmed hedging, and a well-established tree on the front lawn. The jarrah-look garage door adds a touch of sophistication, complementing the overall appeal. Behind this door, you'll find a spacious 2-car garage. To the rear of the property, the charming alfresco space extends from the kitchen area. Additionally, there's a good-sized paved area, perfect for kids to play basketball, as well as a grassed space and a small garden shed.

**INVESTOR DETAILS** While this property is expected to attract owner-occupiers, it presents a compelling opportunity for investors seeking a high-quality property in Haynes. We anticipate a rental estimate in the range of \$675 to \$750 per week. However, we highly recommend that you conduct your own due diligence to validate this estimate. This property may just be the ideal investment you've been looking for.

**LOCATION** Situated in the popular suburb of Haynes, the community here is fantastic. You'll find the Haynes Bar & Grill, a great local pub, nearby, along with the Haynes shopping centre precinct.

**WHAT TO DO NEXT?** The Mathews Team extends a warm invitation for you to join the home open next scheduled. Property Code: 4282