

32 Guillardon Terrace, Madora Bay, WA 6210

Sold House

Monday, 14 August 2023

32 Guillardon Terrace, Madora Bay, WA 6210

Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 732 m2

Type: House



Brody Harris
0895502000



Emma Pinington
0895502000

Contact agent

Incredible dual occupancy investment! Brody & Emma from Acton Belle Property are excited to present an incredible opportunity to own a unique dual occupancy property located in the highly sought-after beachside suburb of Madora Bay - just a short stroll to the beach, park, and only minutes away from shops, schools, sporting facilities, and other amenities. This expansive 6 bedroom, 4 bathroom property is currently divided into two designated 3 bedroom, 2 bathroom homes, on a single title. Its unique design caters to a range of different lifestyles and living arrangements, making it a versatile investment option. With two separate tenants in place, the property has the potential to generate \$800 per week in rental income, offering a savvy and lucrative investment opportunity. For those seeking to live in the property, the flexible layout allows for the option of living in one unit while renting out the other, providing additional income and financial flexibility. It's also well-suited for families with adult children or aging parents, providing separate living spaces while still being under the same roof, or a holiday home that can generate income through short-stay accommodation whilst unoccupied. The property's inviting entrance is complete with a low-maintenance garden bed, front portico, and double door entry, providing a warm and inviting welcome to both units. Each level offers an identical layout with modern open design and separate access to each level for privacy and convenience. The upper level features a spacious balcony, perfect for relaxing in the morning/afternoon sun and the entertainer's patio on the ground floor provides an ideal outdoor setting, adjoining the expansive low-maintenance yard, complete with raised garden beds and a shed. In addition to its expansive layout and versatile design, this property boasts a range of notable features that enhance its value and practicality, including designated carports on each side of the home, plus ample space for parking additional cars, caravan or boat. The property also includes separate water and electricity sub-meters, allowing for easy tracking of utility consumption and expenses, plus two hot water systems, ensuring a reliable and consistent supply to both homes. Contact us today to arrange a viewing and see for yourself the full potential of this unique dual occupancy property. With its thoughtfully designed outdoor spaces, this property offers the perfect blend of indoor and outdoor living, making it an ideal choice for families, investors, and holiday home buyers alike. Outstanding features include:

- 732sqm lot, 280sqm property, 2010 Perceptions build
- 6 bedroom, 4 bathroom property, separated as two 3 bedroom, 2 bathroom homes
- 2 designated carport parking spaces with plenty of extra parking for additional cars, boat or caravan
- Separate water and electricity sub-meters + 2 hot water systems for tracking utility expenses
- Functional design with open living/dining/entertaining areas
- 2 modern and spacious kitchens with stainless steel appliances, gas cooktop, electric oven, rangehood, walk-in pantry
- Reverse cycle split system air conditioning
- Large master bedrooms fit with walk-in robes and ensuite, plus built in robes to all minor bedrooms
- Outdoor patio entertaining area and low maintenance rear yard with raised garden bed and shed + balcony for use of the upper level
- An ideal dual-occupancy property perfectly suited for investors, multi-family living and holiday home buyers alike
- Sought-after location with all amenities closeby including, beach, parks, shops, schools & transport

Approximate outgoings include: Council rates: \$2,500 p/a
Water rates: \$1,526 p/a