

**33 Sudlow Street, Embleton, WA 6062**

BEAUCOTT PROPERTY

**House For Sale**

Saturday, 25 November 2023

33 Sudlow Street, Embleton, WA 6062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 477 m2**

**Type: House**



Aaron Storey  
0892722488

## Offers from \$499,000

It's all about location. This charming 2-bedroom duplex on the Bayswater border offers so much opportunity for those willing to roll up their sleeves and put in a little bit of elbow grease. This brick and tile home sits on an elevated 477sqm duplex half on the Golf course side of Embleton towards the Bayswater side. Offering a solid start, there's so much to love here:

- Jarrah floorboards
- Open plan dining and living area
- Split system in the lounge
- Cute retro bathroom with separate bath
- Separate laundry
- Undercover, paved alfresco area
- Undercover parking for 1 car with plenty of parking for at least another 3 cars
- MASSIVE backyard
- Shed
- Mature lemon tree in the backyard

With a HUGE backyard, the sky is the limit for what you can do; whether you envisage a beautiful veggie garden, want create your own garden oasis, take full advantage of the drive through to the rear opportunity and build a shed, or take it further and look to extend... Close to the Galleria, schools, on 48 bus route direct to Bayswater Train Station or the city, restaurants & Embleton Golf Course and the Tonkin Highway and Perth airport, this really has it all and could be uber-amazing... Call Aaron on 0417 931 604 or Emma on 0412 499 568 to arrange an inspection.