

34 Kerwin Way, Lockridge, WA 6054



House For Sale

Wednesday, 17 April 2024

34 Kerwin Way, Lockridge, WA 6054

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 692 m2

Type: House



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From \$539,000

Welcome to this sprawling home, set over approx. 136 square meters built size with a large dining/activity room, sleepout, modern-style kitchen, and three bedrooms posing space for the whole family. With amazing indoor features such as floorboards, built in robes, and air conditioning, there is lots to love about the interior of this home. To the exterior, you have a huge amount of land to explore - including a garden area, shed, and an area for a pool. Positioned close to schools and shops, and across the road from a park, there is great lifestyle options here to enjoy. Will you move in, or continuing renting out the property for an incredible investment opportunity? Whatever you decide to do, just make sure not to miss out!

Property Highlights:- Three-bedroom, one-bathroom property- Approx. 692 square meters land size- Approx. 136 square meters built size- R20/50 Zoning, development potential- Built year 1971- Living area to front- Seperate dining/activity room- Seperate study/sleepout- Multiple air conditioners- Wooden floorboards- Built in robes- Garden shed- Carport area

Investor Summary:- This property is currently tenanted on a fixed term lease for \$380 per week, until October 2024- There is a scheduled rent increase to \$420 per week from July 2024- Market rent for 34 Kerwin Way is approximately \$525 per week- Based on a purchase price of \$540,000 and market rent, the estimated rental yield for this property is 5.07%- HouseSmart Real Estate is highly active in Lockridge and the surrounding areas - with an office in the nearby suburb Beechboro! - and can provide high-quality property management services from settlement and beyond.

The front of the yard shows how large the home is, which sits on an impressive approx. 692 square meters altogether. Originally built in 1979, the home has a brick and tile build, including a front verandah looking out over the yard, and a side carport to park your car. There is also a front storage area. To the interior of the home, you are welcomed in to the living area, which features wooden floorboards that compliment the room, as well as an air conditioner to keep the room cool. This room is a great place to greet guests, or relax and watch television together! Stepping down from the living area, you reach the dining room, which is quite a good size, and is tiled throughout. This dining room has multiple windows positioned to provide a view of the outdoor area and also allow a lot of natural light inside. Looking upwards, you can see through to the kitchen, which has been designed to have this view in mind, with a half-open viewing wall. Best of all, there is lots of room to the side here to create an extra activity area for your use! The kitchen itself can be accessed by going through the hallway next to the dining room, or from the living area. This kitchen is ample sized with room for your dining and storage requirements. This kitchen has beautiful wooden floorboards continuing from the front living room, and is also complete with features such as a modern cabinetry design, overhead rangehood, and gas hotplates. There is enough room for everyone in this property with three bedrooms providing a relaxing place to spend the night. Each room has built in robes to maximise storage space. The main bedroom has mirrors to the built in robe, which captures the light in the room. Nearby to these bedrooms, you have the bathroom which features a shower/bath combo. For extra storage, try out the study/sleepout area, which provides plenty of room for your excess storage, or alternatively can be turned in to a study, music area, or playroom.

To the exterior of the home, you have a large land parcel which is just waiting for you to come and make the most of it. There is room for a barbeque area, a pool ready to be remedied and made the most of (imagine those summer days here by the pool!) and a garden shed that can be used for storage of tools whilst you construct your dream garden area... Positioned close to the home, you have Rosher Park (opposite the road), Good Shepherd Catholic School (1.4km), Lockridge Primary School (1.8km), Swan Active Beechboro (1.9km), Altone Park Shopping Centre (1.7km), and IGA Kiara (2.2km). If you have kids, pets or just want a park where you can go for a walk or run every day, this property is for you! There is so much potential in this home, with amazing internal features, and an outdoor area that has plenty of room to do what your heart desires. Whatever you are looking for a home - be it your forever home or an investment property - this is certainly not one to miss out on!