

**35 Oldfield Road, Girrawheen, WA 6064**

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**Sold House**

Wednesday, 13 September 2023

35 Oldfield Road, Girrawheen, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 692 m<sup>2</sup>**

**Type: House**

**\$450,000**

Discover the perfect blend of modern comforts and future potential with this delightful 3-bedroom, 1-bathroom home nestled on a spacious 692sqm block zoned R20/R40. This property is a true gem, offering a range of features that make it an ideal investment or family home. As you step inside, you'll be greeted by the warm and inviting atmosphere of this well-maintained residence. The spacious bedrooms provide comfort and privacy, while the modernized kitchen and bathroom add a touch of contemporary style to the home. The timeless beauty of jarrah flooring runs throughout, enhancing the character and charm of the interior. One standout feature of this property is the separate back room, which offers versatility and can be customized to suit your needs. It could serve as a home office, additional living space, or even a creative studio - the possibilities are endless. For those with a vision of expansion or development, the property boasts ample side access, making it a fantastic opportunity to build at the back while retaining the existing home. This flexibility opens the door to various options, whether you're looking to maximize your investment or create a multi-generational living space. Comfort is key, and this home delivers with ducted evaporative air conditioning throughout, ensuring a pleasant living environment all year round. You can relax in comfort, knowing that you'll stay cool during the warm Western Australian summers. The property is currently vacant and can be leased for 480 to 500 per week. Located in the heart of Girrawheen, you'll find yourself in a convenient and family-friendly neighborhood. Local schools, parks, and shopping centers are within easy reach, making daily life a breeze. Plus, with great connectivity to major roads and public transportation, you'll have easy access to the wider Perth area. 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 inquiries.