

35 Talbot Road, Swan View, WA 6056

Sold House

Monday, 14 August 2023



35 Talbot Road, Swan View, WA 6056

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 841 m2

Type: House

\$500,000

Oodles Of Potential If potential is a seed, waiting to bloom, this gem of a property is on the cusp of absolutely flourishing. It's a charming 1983 brick and tile, open plan, that's both solid and spacious. Step inside and just imagine what you could do with the large lounge and dining area with the front bay windows streaming through the natural light to fill the room. Dance off? No problem, there's enough space! The big main bedroom boasts a walk-in robe and modernised ensuite, so whatever else is going on in your world, you always have a private retreat to unwind in comfort. The secondary bedrooms are well-sized too, plus there's a carpeted study or 5th bedroom, depending on what your family needs. The family bathroom has also enjoyed a makeover with wall-to-floor-to-ceiling tiles, shower, and a separate bath...But like with everything in this house, it's giving fabulous bones for any future renovations, should DIY projects be your cup of tea and you've always dreamed of spending a year or so getting all Grand Designs on a great foundation. Stand in the middle of the family meals area where it opens up to the kitchen and imagine the possibilities. For now, the kitchen is neat and roomy, with a great layout and all the necessities. And speaking of necessities, gas hot water and solar panels are ready to go - big tick for energy efficiency! And for an extra layer of security and peace of mind, window roller shutters, security doors, and window guards have been installed, softened by verticals and curtains. You could make a huge difference in this home armed with simply a paint roller and a boot-load of paint, and replacing some carpets! Features Include: • 1983-built brick & tile open plan home • Large carpeted lounge & dining space with lovely bay windows • Big main bedroom with walk in robe & ensuite • Large tiled family meals area open to kitchen • Neat kitchen, electric hotplates, wall oven & grill & pantry • 3 good sized carpeted minor bedrooms with built-in robes • 5th bedroom or study • Family bathroom with wall to floor to ceiling tiles, shower & bath • Ducted evaporative air conditioning and heating throughout • Solar panels • Gas hot water system • Vertical blinds & curtains • Window roller shutters • Security doors & windows • Big hallway storage cupboard • Paved semi-enclosed pergola • Large low maintenance paved & concrete backyard • Large established perimeter garden with citrus trees provides privacy from adjacent park • 2 garden sheds • Single carport under main roof of house with roller door • Fantastic investment & rental opportunity • This property is being sold AS IS • 841sqm block Your outdoor areas here will always provide inspiration, with the semi-enclosed pergola, and large, low-maintenance paved and concreted backyard providing the perfect place for kids to skate, learn to ride bikes, and play bouncy games of fetch with four-legged friends. A thriving garden is full of citrus trees and bountiful herbs, shrubs, and established trees. 2 garden sheds await your tools and treasures and a single carport under the main roof with a roller door keeps your chariot safe and sound. With an 841m² block, the possibilities for expansion and creating your dream landscape are endless. This property is being sold as is, like a blank canvas awaiting the strokes of your imagination. It's also close to bus stops, daycares, schools, shops, the local GP, the airport and abundant natural features such as waterfalls and trails at John Forrest National Park. An incredible opportunity for a growing family or investment portfolio addition. Limited only by your imagination! For more information on 35 Talbot Road Swan View or for friendly advice on any of your real estate needs please call Sarah Morgan on 0418 908 399.