

# 36 Tuart Trail, Edgewater, WA 6027

## House For Sale

Tuesday, 9 January 2024



36 Tuart Trail, Edgewater, WA 6027

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 683 m2

Type: House



Rob Gooden  
0409309395

## MID \$600.000.00s

This large 3 bedroom, semi-ensuite bathroom home is situated on 683 SQM block, in sought after quiet pocket of Edgewater. This extremely well presented home offers plenty of formal and family living areas, spacious indoor / outdoor sunroom overlooking the below ground swimming pool. Huge private paved entertaining area, carport with extra storage, well maintained reticulated gardens. The land is zoned R20/40 offering future development opportunities. Estimated rental return for the investors is approximately \$650.00 per week. OFFERING: -• 3 Good size bedrooms all with built in wardrobes. • Semi ensuite bathroom. • Spacious separate formal and family living rooms. Built in gas fire and gas bayonet. • Very functional galley kitchen with views over the outdoor entertaining area, quality Meile cooking appliances. • Large laundry with separate WC. • Large indoor / outdoor sunroom / dayroom, overlooking below ground swimming pool. • Ducted evaporative air conditioning throughout. • Solar HWS. • Spacious carport with auto roller door and extra storage area. (drive through access to rear). • Huge entertaining area including easy care reticulated lawn and gardens. This is a big opportunity to secure a little diamond in this very sought after suburb of Edgewater. Easy access please call Rob Gooden on 0409 309 395.