

**366A Hardey Road, Cloverdale, WA 6105**



**House For Sale**

Sunday, 24 March 2024

366A Hardey Road, Cloverdale, WA 6105

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 325 m2**

**Type: House**



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**From \$599,000**

If you long for a home of your own, make that dream come true in this very well-maintained 3 bedroom, 2 bathroom street front home ... the epitome of modern living and convenience! Be the first to inspect this property as its broad appeal is equally suited to families and the astute investor. Constructed in 2006, this property exudes a warm and welcoming ambiance from the moment you walk through your enclosed front courtyard. Step inside to the Immaculately presented home with a neutral color palette and quality finishes throughout. The light-filled interiors create a wonderful sense of space and a seamless flow between the living, dining, and kitchen areas, perfect for entertaining guests or spending quality time with family. The well-appointed kitchen boasts modern appliances and ample counter space, making it a delightful hub for the home chef. Pack your bags & move right in, this property is ready and waiting for you. Don't worry either, no strata fees! The property:

- Rendered brick & tile construction
- Small community of 3 residences
- Street front home, built in 2006
- Enclosed lockable front courtyard
- Low maintenance reticulated gardens
- 3 bedrooms, 2 bathrooms, 2 living spaces
- Modern & neutral design, functional layout
- Wide hall entrance
- Quality porcelain tiles and carpets
- BOSCH security alarm with remote activation
- Downlights & glass oyster shade light fixtures
- Light filled open plan kitchen, dining & lounge with separate living space
- MDV reverse cycle air conditioning to living area + gas bayonet
- Centrally appointed kitchen with beech look cabinetry, stainless steel appliances, four burner gas cooktop, BOSCH dishwasher, double sink with flick mixer tapware, plenty of storage with overhead cabinetry, walk in pantry
- LARGE master suite includes walk in robe + ensuite
- Built in robes to minor bedrooms
- Main bathroom with large shower & separate bath
- Separate toilet off main bathroom
- Laundry room with access to side of home/clothesline
- Double sized linen press to passageway
- Courtyard with paved alfresco enclosed with COLORBOND fencing
- Double remote lockable garage with direct access to rear courtyard
- Additional parking to front driveway
- Security screen doors
- CRIMSAFE screens to front of home
- VULCAN gas hot water system
- 325m<sup>2</sup>
- Strata titled, 3 lot scheme - no strata levies!

Conveniently located this property is close to Belmont Forum Shopping Centre, Belmay Primary School, Notre Dame Primary School, a short drive to the Belvidere Street Shopping strip, restaurants, cafes and public transport options. With easy access to major roads/highways, commuting to the Perth Airport, Perth CBD or other suburbs is a breeze. Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$700.00 - \$725.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.