

37 Cedarleaf Grange, Dayton, WA 6055



Sold House

Tuesday, 15 August 2023

37 Cedarleaf Grange, Dayton, WA 6055

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 225 m2

Type: House



Luke Margaretic
0432552245

\$610,000

Welcome to a property that promises not just a low-maintenance 4 bedroom 3 bathroom two-storey home that is not even 2 years young, but also an opportunity to tailor your living experience to your exact desires. Nestled within this enchanting address is a residence that goes beyond convention - an abode that can effortlessly transform into two, accompanied by two separate rental incomes that merely add to the appeal. With its adaptable layout and separate entrances to both the upper and lower levels, this unique property presents the chance to enjoy dual living, multi-generational comfort, or a savvy investment like no other. The downstairs level is accessible via the street frontage and a shopper's entry door within the double lock-up garage - with a dead-bolted middle door separating it from the upper floor entirely. It is currently rented at an impressive \$490/week (including bills) until September 1st, boasting two bedrooms, two bathrooms, an open-plan living and dining area with a large kitchen, a spacious master-bedroom suite, wardrobes in both of its bedrooms, an entertaining courtyard and more. Upstairs can also be reached from another door within the garage and plays host to two bedrooms, another bathroom, a smaller kitchen, a balcony and everything in between. It is currently leased out at \$470/week (including bills) until September 13th, with the fact that the existing tenants are happy to stay on making it all the more appealing. Despite the double passive income on offer to you, there is still plenty of scope to utilise the floor plan as the ultimate layout for your family, where the upper floor comprises of a teen retreat, two spare bedrooms, a third bathroom, relaxation balcony and a kitchen, with the ground level consisting of your main open-plan living, dining and kitchen area, the master suite, an adjacent second bedroom, a European-style laundry, entertaining courtyard and more. There is absolutely no limit to what can be achieved here - it all depends on the personal needs of you and your family members. In terms of location, a plethora of picturesque local parklands can be found nearby, with Caversham Primary School just around the corner and the likes of shopping centres, majestic Whiteman Park, current and future public-transport options and some of the Swan Valley's finest restaurants and wineries all only a matter of minutes away in their own right. Major arterial roads are also within arm's reach, making your next commute to the Perth Airport, the city or even Western Australia's pristine coastline and beaches rather seamless indeed. Step into a world where flexibility meets functionality - and where the boundaries of possibility are defined by your imagination! Features include, but are not limited to:

- OVERALL
- 4 bedrooms, 3 bathrooms
- Ability to have two separate homes, under the one roof
- Downstairs accessible via the street front and shopper's entry door off the double lock-up garage
- Upstairs accessible via a separate garage door - laneway access
- Middle/deadbolted door separating the two levels
- Stone bench tops throughout
- Down lights
- Skirting boards
- Built in 2022
- 225sqm (approx.) block size
- DOWNSTAIRS
- 2 bedrooms, 2 bathrooms
- Gated front-yard entrance - complemented by easy-care artificial turf
- Open-plan living, dining and kitchen area
- Large kitchen with a stainless-steel Omega dishwasher, double sinks, a breakfast bar, gas cooktop, separate oven and more
- Large master-bedroom suite with separate "his and hers" walk-in robes, leading into a private ensuite bathroom with a shower, vanity and toilet
- Adjacent 2nd bedroom with BIR's
- Separate 2nd bathroom with a rain shower and separate standalone deep bathtub next to it
- Outdoor-entertaining courtyard
- Integrated laundry - cleverly-concealed "European-style" behind full-height sliding hallway doors
- Linen press
- Two (2) split-system air-conditioning units
- Low-maintenance gardens
- Rented at \$490/week (with bills) until 01/09/2023
- UPSTAIRS
- 2 bedrooms, 1 bathroom
- Separate living area and small side kitchen
- Double sinks, quality tap fittings, gas cooktop and separate Westinghouse oven
- Balcony entertaining (off the living space)
- Carpeted bedrooms - both with BIR's
- Separate bathroom with a shower and powder vanity
- Integrated laundry - cleverly-concealed "European-style" behind full-height sliding hallway doors
- Separate toilet
- Linen cupboard
- Two (2) split-system air-conditioning units
- Rented at \$470/week (with bills) until 13/09/2023 - with current tenants happy to stay on