

39 Botanic Avenue, Banksia Grove, WA 6031



Sold House

Friday, 25 August 2023

39 Botanic Avenue, Banksia Grove, WA 6031

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 360 m2

Type: House

\$545,000

Welcome to this modern contemporary spacious abode facing the beautiful discovery park! This 179 square meter property's floor plan boasts a brilliant spacious 3 bedrooms, 2 bathrooms (1 ensuite), and a separate front lounge/home theatre or office, plus another large separate activity room/study, that could double as a 4th bedroom, large open plan kitchen/dining and living, plus all the features you need both indoors and outdoors. Designed for comfort and convenience, complete with modern amenities that enhance your lifestyle. You will be greeted with a Fully fenced Front private courtyard, complete with deck, artificial lawn and established plants. The indoors of this home freshly painted and presenting in great condition, fully equipped with features such as an alarm system, built-in wardrobes, Modern kitchen complete with modern appliances including dishwasher, large pantry and a breakfast bar. The house also features ducted air conditioning, for hot summer days. Gorgeous Outdoors: you'll find a large alfresco paved entertainment area with built-in barbeque, easy care beautiful gardens, artificial lawn and established plants for kids and pets to enjoy. Secure parking in double lock-up remote garage. Features: * master en-suite bedroom with large walk-in robe * carpeted bedrooms 2&3 with BIR. bedroom 2 is queen sized, * Modern bathroom and separate toilet * Ducted Air Con Throughout * Alarm System * Large Open Plan kitchen Meals/Living Area * front lounge/theatre room or versatile uses * Activity Area/Study/Home office or 4th bedroom * separate laundry with linen storage * Gorgeous Outdoor Entertaining Area * Built-In Barbeque in allfresco area * Easy To Maintain Lawns & Gardens RENT POTENTIAL: Similar homes in the area are renting in the vicinity of \$575 pw to \$600/w with potential yield of %5.5. Call or message us for a detailed rental comparables report if you are looking to invest. Banksia Grove in a snap shot: * Banksia Grove Shopping precinct featuring Coles, Woolworths & Aldi and much more shops and restaurants * Skate Park * Approximately 12 tranquil local parks to choose from * Numerous Cafes, local eateries and fast food options * 3x Gyms: Snap fitness, Plus Fitness and Revo fitness Excellent location, everything you need at your doorstep! facing the gorgeous Discovery park Transportation: (Approximate figures only) * 9 Minutes drive to Currambine Train Station * 10 Minutes to Mitchell Freeway * Bus route throughout Banksia Grove to Joondalup train station * 12 minute drive to the Burns Beach foreshore * 2 minute drive to Wanneroo Golf Club Local schools: * St John Paul 2 Catholic Primary * Grandis Primary * Banksia Grove Primary (public) * Joseph Banks Secondary Collage This house is truly one of a kind and is now waiting for you to make it your own. So don't wait, make the move today and come and experience the perfect lifestyle that this home has to offer! 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 enquiries.