

39 Greenfield Street, Boodarie, WA 6722

@realty

House For Sale

Friday, 14 June 2024

39 Greenfield Street, Boodarie, WA 6722

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: House



Rob Harwood



Michelle Cook
0400262226

Offers From \$799,000

Welcome to the serenity, space and opportunity here in this expansive Rural Estate-Boodarie. A mere 7 minute drive from the main part of town within South Hedland, where you're spoilt by a large shopping centre, schools and many other amenities. Whether it's a lifestyle you're chasing or a fantastic investment, you have both with this rare property! With a yield of approximately 9% very soon to be 10% + this is a smart investment for a savvy buyer looking for great cash-flow. Leased by GROH Residential, essentially subsidised housing for Public Servants. With a lease in place until 4th July 2025, with the likelihood to extend up to another 5 years if you so desire, this property won't last long. Whilst it's absolutely irreplaceable at this price, the lovely owners have changed their plans, which now presents someone else the opportunity to reap the rewards. Providing immense privacy on a huge 5 acres, you're also on Town water and have NBN. If this is a property for you as an owner occupier, you have an abundance of room for all your toys, so much room for the kids to run free, animals/pets, this is living! Toward the rear of the property is an active bore with wiring. The previous owners covered the bore with clean fill, however this can be resurrected. With septic sewer tanks and grey water tanks, having recently been emptied and have been plumbed to water the land, bonus! Good to know the Fire Break has recently been done too. There are two driveways to access the property, both leading to two identical large sheds of approx. 36m². Both have double roller doors, and a side door. One of the sheds features lined internal walls and ceiling insulation. Both have their power supplies (3 phase power) to cater for workshop facilities. Within reasonable proximity to the house is a designated secluded area surrounded by colour bond fencing with some pool fencing, including a gorgeous turfed area at the rear, providing a safe and secure play area for pets and/or kids. The very well presented Main Residence includes: -5 bedrooms -1 Ensuite -1 Main bathroom with a separate toilet - Walk in robe in master - Bedrooms with BIR-Split system air con to EVERY room - Separate Laundry - Walk through store room providing a huge amount of storage - Huge open plan kitchen with Gas Cooktop and oven - Large open plan dining and lounge area. The kitchen is extremely well appointed with modern cooking appliances, extensive bench space, an abundance of storage with many cupboards and in a beautiful open plan setting. Overlooking the lounge and dining area provides for inclusive entertaining whilst you're busy in the kitchen or if you need to keep an eye on the kids. A spacious patio adjoins the back door providing an excellent undercover seating and entertaining area, overlooking the expansive land area and natural bushland beyond. The rural residential zoning allows the addition of a second dwelling or development subject to shire approval, providing purchasers with the potential to develop several additional accommodation dwellings on site. Significant development potential! Currently rented at \$1,400 per week, increasing to \$1,700 per week on the 5th July 2024 (only days away) Rates \$2,394.80 per annum (Payable in four instalments if need be) As I'm sure you're aware, this is an opportunity to be jumped on, with significant returns, on a huge parcel of land providing peace and freedom! Do not delay this one, it will not last. Call today to discuss and make this your new home or add it to your portfolio before someone else does.