

4/25 Rochester Avenue, Beckenham, WA 6107

Sold Unit

Friday, 27 October 2023



4/25 Rochester Avenue, Beckenham, WA 6107

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 333 m2

Type: Unit



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\$410,000

I am proud to present this terrific 3 bedroom 1 bathroom street-front home that has been tastefully updated to save you time and money. Located at "Chandler Court" it has a nice fresh feel about it and sits right next door to the lovely Rochester Reserve. There is also plenty of parking space out front, whilst a covered patio at the rear encourages private outdoor entertaining, amidst a leafy and easy-care garden setting. Inside, the front lounge room welcomes you, has twin gas bayonets, and sits adjacent to what could very well be utilised as a study nook. A separate open-plan kitchen, dining, and living area has its own gas-upright cooker, over-head storage, and a breakfast bar for quick bites, as well as direct access out to the alfresco. All three bedrooms have handy wardrobe recess, inclusive of a larger master with semi-ensuite access into a practical bathroom - shower, separate bathtub, powder vanity, and all. Stroll to Beckenham Primary School, Beckenham Train Station, and even the stunning multi-million-dollar Mills Park Centre and Nature Play Space for both community sport and recreation, from here. Also nearby are the likes of Westfield Carousel Shopping Centre, the new State Football Centre in Welshpool, major arteries, and other excellent educational facilities. What a fantastic little location! Other features include, but are not limited to: • Freshly painted • Light fittings updated • Drying-courtyard access from the laundry • Tiled flooring • New carpets in all three bedrooms • New window treatments • Security-alarm system • Security doors • Gas hot-water system • Low-maintenance established gardens • Rear garden shed and paved drying courtyard • Single carport • Solid brick-and-tile construction Distances to (approx.): • Mills Park Centre - 950m • Beckenham Primary School - 1.3km • Beckenham Train Station - 1.8km • Westfield Carousel Shopping Centre - 3.5km • State Football Centre - 4.1km • Perth Airport (T1 & T2) - 14.5km • Perth CBD - 14.9km Water rates: \$1,072.43 p/a (approx.) - For period 01/07/2022 to 30/06/2023 Council rates: \$1670.00 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.