

# 4/279 Burt Street, Victory Heights, WA 6432

## Sold House

Friday, 25 August 2023

4/279 Burt Street, Victory Heights, WA 6432

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 568 m2**

**Type: House**



Iris Haynes

0420471461

**\$455,000**

Welcome to this stunning residence that seamlessly blends modern design with ultimate comfort. This expansive brick home offers an internal floorplan of approximately 223m<sup>2</sup>, providing ample space for your family's every need. Or could it be the low maintenance investment property you are looking for? Set on creatively used 568m<sup>2</sup> (approx.) lot with NO strata fees. The investors figures: • Weekly rent around \$750 to \$800 • Or Airbnb with a nightly fee of around \$400 per night • NO STRATA FEES • Council rates: \$2,089.17 per year • Water rates: \$270 per year Let's take you on a tour of the incredible features that await you: The BEDROOMS • 4 Massive bedrooms that can fit queen to super king beds • Large study or 5th large bedroom • All bedrooms have floor to ceiling wardrobes • Main bedroom is like a parent's retreat – so much space • Main bedroom has built in wardrobes PLUS a walk-in wardrobe The BATHROOMS • Family bathroom with shower and corner bath plus toilet • Ensuite to main is spacious with shower and toilet • Third separate toilet The LIVING AREAS • Stylish living area with stained glass windows and soft carpets • The front living area can be closed off as a parents retreat or playroom • Open plan tiled second living area with meals space The KITCHEN • Sleek countertops • Top-notch OMEGA appliances Including dishwasher • Ample storage with tall cupboards • Soft closing drawers My personal favourite feature is the convenience of a WALK-IN STOREROOM plus extra cupboards in the large laundry that keeps your home organized and clutter-free. It's the ideal space for stashing away seasonal items or belongings that need a dedicated spot. The OUTSIDE and SHED • Low maintenance and waterwise native garden • Artificial turf to front • High privacy fence • Automated front gate • Double carport • NEW Compact powered shed 6mx2m<sup>2</sup> (approx.) – council approved • Garden shed at rear The EXTRA'S COMFORT & STYLE • High Ceilings • Downlights • Some stained windows • Rosette ceiling medallions • Tinted windows to front • "Crimsafe" screen doors and windows to front • Evaporative Air-conditioner with newer motor • Natural gas connected By the time you have read all the FEATURES of this wonderful house you will want to make it your HOME. If you are ready to purchase connect NOW with Iris Haynes 0420 471 461 to snap up this wonderfully presented home. Council rates: \$2,089.17pa Water rates: \$270.00 pa