

4 Blythe Place, Willetton, WA 6155



House For Sale

Wednesday, 12 June 2024

4 Blythe Place, Willetton, WA 6155

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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From \$680,000

Tucked away within a secluded cul-de-sac setting, this neat and tidy 3 bedroom 1 bathroom home is the perfect first-buy, if not an astute investment property – depending on what your personal needs are. Scope to add your own modern touches throughout shouldn't be underestimated either, with the residence's practical floor plan highlighted by a casual open-plan family, dining and kitchen area. The kitchen itself plays host to a five-burner gas cooktop, a separate electric oven/grill, a range hood, corner storage pantry and tiled splashbacks. At the front of the house, a carpeted lounge/living room welcomes you inside and is graced by both split-system air-conditioning and gas-bayonet heating for all-seasons' comfort. Servicing the sleeping quarters is a functional bathroom that comprises of a shower and separate bathtub. At the rear and off the main living space, a fantastic pitched patio offers covered outdoor entertaining and forms part of what is essentially a "blank canvas" of a backyard that can be whatever you want it to be – even leaving enough room for a future swimming pool, if you are that way inclined. A close proximity to bus stops, schools (including Woodthorpe School and Rostrata Primary School), a plethora of lush local parklands, shopping centres, family restaurants, Roe Highway, South Street, the freeway and other major arterial roads is simply an added bonus and only enhances this promising property's ultra-convenient, yet quiet, location. Prepare to be delighted! Other features include, but are not limited to:

- Tiled open-plan living space
- Large master-bedroom suite with a walk-in wardrobe
- Built-in robes to the 2nd/3rd bedrooms
- External access, from the laundry
- Separate toilet, off the laundry
- Storage cupboard, off the open-plan living space
- Additional linen storage, within the laundry
- Security-alarm system
- Security doors and screens
- Instantaneous gas hot-water system
- Garden-shed storage
- Single carport – with side-gate access to the backyard

• 420sqm block 'Built Strata' (not green title) residence Tenanted. Leased to: 2nd August 2024 at \$585 per week

Rates & Local Information: Water Rates: \$1099.65 (2022/23) City of Canning Council Rates: \$1740.12 (2023/24) Primary School Catchment: Rostrata Primary School & Willetton Primary School Secondary School Catchments: Willetton Senior Highschool

DISCLAIMER: Please be advised that the information provided is solely for general informational purposes. It is sourced from both the Seller and third parties, including relevant local authorities, and is subject to change without notice. We do not warrant or guarantee its accuracy, and interested parties should not rely solely on it. It is strongly recommended that individuals conduct their own independent enquiries.