

# 4 Kirkdale Road, Kalamunda, WA 6076

## House For Sale

Thursday, 4 April 2024

4 Kirkdale Road, Kalamunda, WA 6076

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1007 m<sup>2</sup>

Type: House



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## **UNDER OFFER!!!**

We all know that the current property market is crazy. I'm sure many of you have been looking for that perfect home for many many months now. You may even be worried about making mortgage repayments due to the current cost of living crisis that we're all facing. Unfortunately, some of you may have completely given up hope of ever finding that perfect property. One that won't make you feel like you've paid too much. One that can potentially generate an income while you live in it... "wait, what?! A house that can generate money while I live in it...you must be kidding!" Well this original 1960's brick and tile home has potential on so many levels. It has 3 very good sized bedrooms (plus a sleep out), a large open plan kitchen, living and dining area overlooking the gorgeous front veranda. Jarrah floors throughout. New carpet to bedrooms, new window fittings and has just been painted and freshened up ready for you to move in. Now here is where this gets interesting. Separate to the property is a fully contained 1 bedroom, 1 bathroom studio, complete with kitchen and its own driveway and carport. The studio has just been painted, new flooring throughout and even has a Foxtel connection. This is where you can make your income. In the current rental situation across Perth, this studio would fetch around \$350/week in rental income. However, if you don't want to rent it out long term, then it's a perfect Airbnb or teenager's retreat (or "dog house" when hubby's had one too many). But what if I said there was another money making potential with this property... "what?! Another one?" You see, all of this is currently sitting on 1007sqm of land that has recently been zoned to R10/30. In layman's terms, you can potentially build THREE houses on this block, YES THREE! Now do you see why it's a triple threat? I could go on all day about how well this house has been kept, how the current owner's parents bought it brand new from the builder in 1965. How there's a bore on the property that produces an insane amount of water to the gardens, how it's just a stone's throw to Kalamunda High School, how it's located in one of Kalamunda's most sought after pockets and so on. You don't need me to say anymore, all you need is to come and view it and believe me, you will want to buy it. Give me a call on 0451 781 943 now to arrange your own private viewing.