

**40 Braeside Drive, Newman, WA 6753**



**Sold House**

Thursday, 16 November 2023

40 Braeside Drive, Newman, WA 6753

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 754 m2**

**Type: House**



Dave Rowe

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**\$425,000**

Uniquely Designed Modern Investment This cleverly designed family home is ideally placed in the Newman leasing market to appeal to corporates and families alike with some great features that are highly sought after in the Newman market. The property offers 4 bedrooms and 2 bathrooms with the parents master suite split from the children's wing of the property by the large open living areas, ensuring everyone has their space and privacy. The entry opens to a feature wall which separates the open living and dining areas from the front entry with the living areas leading to a large spacious and functional kitchen. The kitchen leads directly to the spacious under main roof alfresco area which overlooks the large rear yard and impressive double powered workshop, a must for the Pilbara toys! The property is currently leased at \$850 p/w till November 2023 to a multinational construction / engineering company. Further features include:

- Secure front fence/gates open to carport and lovely front verandah
- Double entry doors leads to feature dividing wall
- Large open plan living areas
- Fantastic kitchen with plenty of cupboard spaces and popular large drawers
- Large master suite with walk in robe and ensuite with double vanity
- Good size minor bedrooms all with built in robes
- Large UMR alfresco area
- Drive through carport to large powered workshop
- Plenty of parking for multiple vehicles
- Side access available
- Large 754 m<sup>2</sup> block

Properties of this caliber are always popular with companies for permanent family accommodation as they are really designed with the Pilbara in mind with room for all the associated toys that comes with family living in the Pilbara. With leasing rates continuing to climb now is the time to secure this fantastic property and take advantage of the continued recovery of the Newman leasing market. For further information and inspections call Dave Rowe 0400 313 566

Disclaimer: Crawford Realty makes every effort to ensure the information provided on this property is deemed to be correct at the time of publishing. Any referenced return on investment is a gross return and is approximate. Prospective buyers should view the property before making their decision.