

**40 Lyall Street, Redcliffe, WA 6104**

THE AGENCY

**House For Sale**

Monday, 27 May 2024

40 Lyall Street, Redcliffe, WA 6104

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ross Kretschmar  
0418907515

**From \$729,000**

This well presented 2009 built home is located in "top-end" Redcliffe. Awesome access to Great Eastern Highway & so many major amenities within a 10 kilometre radius. Apart from the amenities listed on the map, there are several primary schools, special needs school and two colleges. Direct factory outlet, large Park-lands, neighborhood shopping precinct, many hotels and eateries without going into the City and of course the Swan River very close. The open plan home offers style, comfort and functionality, making it perfect for families or those who love to entertain. Very secure is this Double brick and tile home, security doors, window screens, alarm system. Good quality fencing surrounds and a color-bond gate for vehicle rear access (jet ski, boat, caravan), reticulated lawn and gardens, large garden shed. This area is secure for children or a pet to play. Extremely low maintenance 439sqm block with front lawn only, small gardens and lots of paving. Likely rental return approximately \$800.00 per week.\* Large master bedroom at the front with generous size ensuite.\* Bedrooms 2-3-4 at the rear, alfresco under main roofline, Theatre room\* Island bench to kitchen, overhead cupboards, stainless steel dishwasher\* Stainless steel oven, cook-top, matching exhaust canopy\* Duct-ed evaporative air conditioning, Solar electric energy system with 12 panels\* Recently installed stylish vinyl plank flooring, fully repainted internally\* Both bathroom showers have been resealed and re-grouted. Be sure to click on the attached Video. The property is being marketed through the transparent OPENN OFFER bidding platform so please email Ross Kretschmar for a link to register as a buyer or an observer. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.