

41 Allinson Drive, Girrawheen, WA 6064



House For Sale

Sunday, 11 February 2024

41 Allinson Drive, Girrawheen, WA 6064

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 708 m2

Type: House



Edward Carver
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End Date Sale

END DATE SALE - Offers presented 22nd of February 2024 UNLESS SOLD PRIOR Potential rent \$700 per week | Good residential location | Low maintenance | Nearby park Approximately 708 sqm block | Approximately 250 sqm home UC | Dining Veranda with podium Secure parking for several cars | Patio alfresco | Outside second kitchen | BBQ area | Plenty space Brief // Paradise is near when you live by Warwick Grove and Hawaiians New Park This refurbished traditional home offers space indoors and out with a fully fenced perimeter large alfresco and spacious interior living areas Families young couples investors this is a low maintenance 4 bed 1 bath 2 toilet contemporary home that is well presented well located secure spacious and with strong rental returns Located in the popular Blackmore Estate of Girrawheen with nothing to do here but move in and enjoy high ceilings spacious living areas with kitchen lounge and dining big bedrooms an incredible bathroom and wrap around easy care alfresco entertaining including a dining veranda with podium space off the rear bedroom an outside kitchen plus front and back lawn spaces for the BBQ heaps of room to entertain and play also nearby Blackmore Park Many features include :- Short drive to the Newpark & Warwick shopping centres Warwick Train Station and other amenities- Stainless steel double sink with mixer tap range hood oven dishwasher and cook top- Quality square tiling throughout large sunken games room with alfresco access- Four generous bedrooms (potential 5th in sunken games if needed)- Drive through access to powered workshop and secure parking- Amazing alfresco front and back with outdoors (2nd) kitchen- Renovated Chef's kitchen with large surfaces and meals area- Cosy lounge living area with an alfresco view and access- Neutral themed luxury bathroom with bathtub and WC- Spacious separate laundry with a separate toilet- Security system with cameras lights doors- Back yard has easy care buffalo grass- Dining veranda UMR with podium area- Relaxing neutral decor throughout- Great investment for the future - Low maintenance gardens- Lovely park side location- 708sqm block zoned R40- Quality wooden flooring - 4 bedroom 1 bathroom- Grand carport entry- Built in home office - LED down lights- Built in linen- Dishwasher- Fireplace- Near bus- Secure- Shed- Bore- AC Property // Excellent part of Girrawheen improved by a private low maintenance refurbished contemporary home providing security and comfort with functionality and class for the relaxing lifestyle in this perfect location to all the amenities and amazing recreational parklands nearby 4 bedrooms office and 1 bathroom this well cared for property has two spacious master bedrooms with an equally impressive minor bedrooms good separation from the large separate living areas and the sunken games home office area could be used if necessary as a fifth bedroom or granny annex The modern kitchen has an central hub functionality with WOW factor nice benches splash backs updated appliances overlooking the meals dining and lounge which flows effortlessly to the patio alfresco which benefits from some northern eastern orientation with simple gardens and buffalo lawn The separate driveway allows plenty of outside parking and the double carport has high access and rear access to the powered workshop and the addition of a large roller door will ensure everything will always be secure inside this sweet and private property Lifestyle // This area has much exciting action living to mention with the stunning parks and shops just metres away providing a tranquil lifestyle whilst offering everyday conveniences like Warwick Grove for all your shopping needs and the Warwick Stadium for easy socialising and sporting fun A convenient property in arguably one of the best locations in GIRRAWHEEN with low costs perfect for the young families or secure lock and leave investing Location //- Perth - 11km- Blackmore Park - 55m- Warwick Grove - 1.4km- Warwick Stadium - 1km- Hawaiians Newpark - 800m- Warwick Train Station - 2.8km- Marangaroo Golf Club - 2.5km (All measurements are approximate only) Don't miss this fantastic opportunity for home owners and investors alike Built : 1971 Land : (approximately) 708 sqm Interior : (approximately) 160 sqm Exterior : (approximately) 90 sqm Water Rates : (approximately) \$ 1200 p.a. Shire Rates : (approximately) \$2000 p.a. T&C'S : * End Date Sale - Offers presented 22 | 02 | 2024 * The sellers reserve the right to accept an offer prior to the End Date Sale process * Finance offers welcome (A written pre-approval will assist you in the offer process) * Building & Termite inspections are welcome * Flexible settlement time frames available * Subject to sale offers are welcome Office : 9344 5577 Edi : 0438 933 506 Email office : mirrabooka@ljh.com.au Email direct : edward.carver@ljhooker.com.au Disclaimer: In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct The accuracy of the information provided to you written or verbal cannot be guaranteed If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you