

41 Amherst Road, Swan View, WA 6056

Sold House

Saturday, 16 September 2023

41 Amherst Road, Swan View, WA 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 716 m²

Type: House

\$515,000

A great opportunity to secure this cosy cottage life style home, nestled in Perth's foot hills. Neat and well kept by the first owners of the home, ideal as an investment property with terrific rent returns in a hot rental market or first home buyers looking to stamp their own style and personality on a well maintained home on an old fashioned BIG block of land. Offering 3 generous size bedrooms with built in robes to two rooms, and two separate living zones. The formal lounge with a wonderful bay window to soak up the spring time sunshine while enjoying a good book in your favourite arm chair. The home is positioned on 716sqm of land that presently offers lots of trees including fruit trees, shed, and shaded entertainment area and lots of landscaping potential. The single garage could be utilised as a workshop as there's extra parking and room for a boat or trailer at the side. Looking out onto Brown Park, ideal for a kick of the footy with the kids or a game of fetch with the four legged family member. No Need to get Mums SUV out of the garage as this home is only walking distance to both Swan View Primary School and Swan View High School . Shopping is easy with two choices nearby or a quick drive into Midland for options. Now being offered to market for the very first time by the original family that's lived here since the early 1980's. Features:

- 3 bedrooms – two with built in robes
- 1 bathroom – separate toilet
- Separate living area
- Open kitchen dining area
- Gas cooktop
- Two split air cons
- Large patio area
- Garden shed
- Single garage with roller door
- Extra parking
- Room for a trailer
- Side access
- Across from a park
- Walking distance to local shops and schools

Council rates approx - \$1400 Call Liz Stewart to book your inspection today - 0422 247 321.