

41 Plumosa Avenue, Beeliar, WA 6164

 **PeakCentral**

House For Sale

Friday, 15 March 2024

41 Plumosa Avenue, Beeliar, WA 6164

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 226 m2

Type: House



Richard Stacey
0863243601

From \$529,000

Don't miss out on this incredible opportunity whether you're an investor or a first-time buyer! Situated within close proximity to Beeliar Drive and just a mere 5.5 km away from the renowned Coogee beach, this modern gem awaits. Step up the front stairs to discover this charming fenced home boasting a naturally toned modern interior. The generously sized master bedroom awaits, featuring a ceiling fan, walk-in robe, and a contemporary ensuite shower. Continue your journey through to the heart of the home, where an open plan kitchen and living area await. The kitchen is equipped with a breakfast bar, ample storage, fridge recess, double sink, 4-ring gas hob, and top-of-the-line Bosch oven and dishwasher. Flooded with natural light from the glass sliding doors, the lounge area also benefits from a split system unit. Step outside to the low-maintenance back patio, with the added convenience of garage access for easy lock-up-and-leave living. The second bedroom is well-proportioned and includes a ceiling fan and walk-in robe. The third bedroom features a built-in mirrored robe with direct access to the modern bathroom, offering jack and jill access to the hallway, making it perfect for sharers or a growing family. The bathroom boasts a separate shower and bathtub, while the designated laundry area provides space for a washer and dryer, accompanied by a separate toilet. Additional linen storage can be found in the hallway.

Attention investors: This property is currently tenanted until 26/07/2024 with a rental income of \$430.00 per week, as per the owners' instructions. With a potential future rent range of \$570.00 - \$620.00 per week, contingent upon market conditions.

Location Highlights:

- 1.6 km to Beeliar Primary School (please verify catchment area)
- 5.0 km to Beeliar Regional Park
- 5.2 km to Cockburn Gateway Shopping City
- 5.5 km to Coogee Beach
- 7.8 km to Thomason Lake Nature Reserve

Disclaimer: Please ensure you check the property is in the catchment area for local schools. It is important to note that the photos included in this marketing material are for illustrational purposes only. Whilst every care has been taken in the preparation of the information contained in this marketing, please be aware that Peak Central will not be held liable for any errors in typing or information. Please understand that all information contained in this marketing is considered correct at the time of printing. However, we cannot guarantee that the information will be accurate or up-to-date at the time of viewing or use. Therefore, we recommend that you exercise due diligence when reviewing this material before making any decisions based on the information.