

**44 Kangaroo Entrance, Stratton, WA 6056**



**House For Sale**

Monday, 22 January 2024

44 Kangaroo Entrance, Stratton, WA 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 518 m2**

**Type: House**



Wylie Hunt

0466286914

**\$449,000 plus**

If you're looking for the perfect starter, be home or investment then look no further. 44 Kangaroo Entrance will be sure to tick all your boxes. A 3 Bedroom 1 Bathroom home featuring a secure back yard with drive through access. This is ideal for someone considering pets or needing to store an extra car or trailer. Sections of the house have been updated over time while it has been cared for by a long-term tenant. Currently on a periodic lease this property has the potential to rent for \$500 per week. Features Include • 1994 Brick and Colourbond home • 518sqm block with drive through access • Main bedroom with built in robes and semi-ensuite • Front living area featuring split system air conditioner • Large kitchen with generous storage and bench space • Mirrored built in robes in minor bedrooms • Bathroom featuring separate bath and shower • Large outdoor patio • Low maintenance reticulated gardens • Outdoor slow combustion fireplace • Garden shed • Potential lease of \$500 pw Located on the Jane Brook fringe of Stratton, this property gives you quick access to Toodyay Road and Roe Highway. Multiple shopping centres are very close by with Stratton shops providing necessities and Midland Gate under a 10 minute drive. Public transport, schools and early learning centres are all in arms reach, helping to make life as convenient as possible. Don't miss this opportunity to transform this house into your home or perfect investment. Priced at \$449,000 and above, this property will be snapped up quick. Contact Wylie Hunt from Ray White Midland and Hills today to arrange a viewing and explore all that 44 Kangaroo Entrance has to offer.