

**45 Iveston Road, Lynwood, WA 6147**



**House For Sale**

Friday, 14 June 2024

45 Iveston Road, Lynwood, WA 6147

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 693 m2**

**Type: House**



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## Under Offer

45 Iveston Rd Lynwood -Positioned close to transport, waterside reserve and an easy walk to local shopping, both Primary and High Schools this property has something for everyone and is being offered 'as is where is' - much is done but there is still some to do. You'll get....- Space with two large living areas, - Style with a supersized open plan chefs kitchen, - Outdoor living in a huge gabled patio- Workshop with provision for a pit + a side office/studioPlus the joy of doing some of your own upgrades some of which are shown belowCentral to the home is a fully fitted out kitchen with stainless steel appliances including wide 900mm range. Miele dishwasher, masses of counter space on stone benchtops, engineered timber flooring as well as storage everywhere.This adjoins an open format family living area which in turn leads to a second living room with sliding door access to a massive covered outdoor entertaining area behind the lock up carport and then to the brick double workshop beyond.There's even a gazebo to enjoy on sleepy summer afternoons.**IN BRIEF**3 generous bedrooms 2 with built insBedroom 3 has shutters - suit shift worker or late sleeperFamily bathroom - needs some loving - see below.Open format kitchen with...- stainless steel appliances- 900mm 6 burner range- Miele dishwasher- Stone countertops ...and lots of them- built in storage, pantry and overheads- feature display cabinetOpen Plan Family RoomSeparate Formal LivingGenuine hardwood floorsSplit system Air ConditioningHuge gable pitched patio areaLock up carport with drive through accessHuge double workshop with...- provision for pit- side office/studio- powerDelightful gazeboBig 693 sqm blockWalk to schoolsPublic transport nearby**The TO DO List**The bathroom works but it needs attention, the guttering could use replacement and the garden has been let go. None of it is frightening if you know what you are doing or how to use a rake ☺. Offered 'As Is Where Is' and you are welcome to bring your builder or inspector before making an offer.**Approximate Rates**Council 1710Water 1090Rental Estimate: \$680 -750pw**PRICE GUIDE AVAILABLE: YES** - Just click the **EMAIL** agent button for rapid reply.**NO** Early Viewings available.Call David Milkovits - 0412 999 775 - Now Over 2600 Local Homes Sold**IMPORTANT:** While care is taken to gather data from usually reliable sources the information provided is for use as a guide only and does not form part of any contract and should not be taken as an accurate representation. Drawings and diagrams are not to scale and distances are approximate. Intending buyers should rely solely on their own enquiries. Virtual furnishings have been used for illustration purposes only.