

# 48 Lunar Way, Beckenham, WA 6107

THE AGENCY

## House For Sale

Friday, 3 May 2024

48 Lunar Way, Beckenham, WA 6107

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 683 m<sup>2</sup>

Type: House



Tom Mischczak

**From \$599,000**

**\*\* FIRST VIEWING - Saturday 4th May - 12:00pm to 12:40pm \*\***Tom Miszczak from The Agency has the pleasure in bringing this ultimate in investment buying to the market. Situated on a 683sqm Freehold Green Title Block, the property has so much potential for opportunity into the future. Currently zoned R20/R35 there is the potential to retain the existing double brick and steel roof home while creating a lot behind. While under the proposed future zoning of R40 (Draft Local Planning Scheme 24), this will allow for a triplex site in this dynamic location (STCA). The home itself has been well maintained and is a spacious and sought after home to be lived in by local families. Parks, shops, schools and public transport are just minutes away and mean you can enjoy a strong demand into the future. Currently tenanted to a great tenant until 16th July 2024. Estimated Rental - \$600pw to \$650pw Features include:- 3 Bedrooms- 1 Bathroom- 2+ Car Parking- Side Access- 683sqm Green Title Block- Jarrah Floorboards- Reverse Cycle Air-Conditioning- Upgraded Bathroom- R20/R35 Zoning (Proposed R40)- Council Rates approx \$1730 pa- Water Rates approx \$1050 pa Located in a quiet pocket of the area with Woodlupine Reserve at one end of the street and Beckenham Village Shopping Centre at the other stands this warm family home. The open plan living, jarrah floor boards and great natural light provides a wonderful flow and practical aspect to this rock solid residence. The bedrooms are located towards the Northern side of the home and are all very good sized rooms with the master bedroom a king sized room with built in robes. The main bathroom is an upgraded and clean space with a fresh and timeless feel. Contact your REIWA award winning agent - Tom Miszczak on 0400 217 162 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.