

4a Dove Street, Thornlie, WA 6108

CENTURY 21

Duplex/Semi-detached For Sale

Saturday, 13 April 2024

4a Dove Street, Thornlie, WA 6108

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



Josh Brockhurst
0894932221

EXPRESS SALE

Nestled in a quiet Thornlie pocket, this appealing 3-bedroom, 1-bathroom duplex half presents a golden opportunity for savvy investors. Currently generating an income of \$350 per week with a long-term lease in place to a great Tenant until December 2024, this property promises immediate returns in a location that's hard to beat. Perfectly positioned just moments from the serene Thomas Bateman Reserve, this home benefits from the close proximity to local sporting facilities and clubs, offering a vibrant lifestyle. The accessibility is further enhanced by nearby Roe Highway on-ramps, Nicholson Road, and Thornlie Train Station, ensuring smooth commutes into and around the City. With local schools and shopping options easily within reach, the location caters excellently to the needs of young families and professionals alike, underpinning your investment with enduring demand. Step inside to discover an inviting lounge room that flows seamlessly into an open plan kitchen and dining area, finished with easy-care floor tiles and bathed in natural light. The kitchen doesn't skimp on functionality, boasting a freestanding cooker, stylish timber-look benches, and a very practical twin sink. Comfort is not overlooked, with two generously sized bedrooms featuring soft carpeting underfoot, alongside a versatile sleepout that can be transformed into a third bedroom, study, or second living area, depending on your needs. The modern bathroom effectively utilises space, offering a combination of a hand basin and shower over a full-sized bath, with the convenience of a separate toilet. Outdoor living is catered for with a cosy patio area, a great backyard featuring a mix of lovely lawn and low-maintenance paving, plus a garden shed for tool storage. The carport provides covered parking with a direct, covered walkway to the front door, and there's even potential to open up the back of the carport to allow vehicle access into the backyard by replacing the current fence with double gates. With its current income stream and desirable location, it represents a wise addition to any investment portfolio. Don't miss the opportunity to secure this gem in the heart of Thornlie.

FEATURES:

- Welcoming lounge room invites you into this charming home.
- Open plan kitchen/dining with low-maintenance floor tiles for easy living.
- Light-filled kitchen features a freestanding cooker, timber benches, and twin sinks.
- Two spacious bedrooms, each with plush carpeting for ultimate comfort.
- Versatile sleepout ready to become a third bedroom, study, or extra living space.
- Space-efficient modern bathroom with shower, full-sized bath, and stylish hand basin.
- Conveniently located separate toilet enhances privacy and functionality.
- Ducted evaporative air conditioning ensures year-round comfort.
- Backyard boasts a cosy patio area perfect for entertaining.
- Large backyard with easy-care lawn and paving, ideal for relaxation.
- Handy garden shed provides ample storage for your tools and equipment.
- Covered carport includes a sheltered walkway to the front door.
- Opportunity to create drive-through access from front to back for added convenience.

For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

PROPERTY INFORMATION

Council Rates: \$405.00 per qtr
Water Rates: \$236.98 per qtr
Living Area: 73 sqm approx.
Zoning: R17.5
Build Year: 1977
Dwelling Type: Duplex
Floor Plan: Not Available
Rent per week: \$350.00
Lease: 8 December 2024

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