

4A Monarch Court, Wanneroo, WA 6065

Duplex/Semi-detached For Sale

Thursday, 30 May 2024



4A Monarch Court, Wanneroo, WA 6065

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 88 m2

Type:

Duplex/Semi-detached



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\$495,000 +

A tranquil cul-de-sac location is the fitting setting for this delightful 3 bedroom 1 bathroom duplex half that will definitely impress everybody with its surprisingly-spacious "blank canvas" of a wraparound backyard where options are aplenty and your imagination is destined to be inspired. A large front lounge room takes full advantage of the home's splendid north-facing aspect, also boasting split-system air-conditioning, a gas bayonet for heating and low-maintenance timber-look flooring. The separate open-plan dining and kitchen area is neatly tiled and comprises of a storage pantry, double sinks, a Whirlpool gas cooktop, an Omega under-bench oven and a stainless-steel LG dishwasher for good measure. All three bedrooms are carpeted for comfort, inclusive of the generous front master that has full-height double-sliding built-in wardrobes with mirrored doors, as well as manual security window roller shutters for peace of mind. A light, bright and fully-tiled bathroom plays host to a bathtub with a showerhead, alongside a powder vanity and under-bench storage cupboards. Within the laundry off the kitchen you will find a separate toilet, as well as seamless outdoor access to a covered rear patio for intimate entertaining. There is definitely room for extensions and even a future swimming pool within the yard, whilst a large shed in the corner will keep the budding "tradie" of the house happy right away. The lovely Taywood Park sits just around the corner, with picturesque Lake Joondalup nestled only a few streets back - and the likes of bus stops, other neighbourhood parks and reserves, medical facilities, Wanneroo Primary School (meters away), Wanneroo Central Shopping Centre, Wanneroo Secondary College, St Anthony's School, train stations, the Joondalup CBD and even the freeway all a matter of minutes from your front door in their own right. Quiet and convenient living with so much promise awaits you, here. It's an opportunity that is simply too good to refuse! Other features include, but are not limited to:

- No strata fees
- Approximately 450sqm of land
- Solid brick-and-tile construction
- Freshly painted & new carpets
- Foxtel connectivity
- Feature ceiling cornices and skirting boards
- Security-door entrance
- Instantaneous gas hot-water system
- Single carport
- Adjacent second car bay
- Side-access gate to the backyard
- Built in 1971 (approx.)*

BA1970/3136 - Duplex • BA1973/3983 - Garage (4A) • Water Corporation \$875.00 Approximately P/a • Council Rates \$1750.00 Approximately P/a • Potential rent return of \$500 - \$550 per week. NOTE - Investors can buy both lots. 4B is available as an investment, only. Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged make their own enquiries to satisfy themselves on all pertinent matter.