

**5/25 Lacey Street, East Cannington, WA 6107**

**Harcourts**

**House For Sale**

Monday, 22 January 2024

5/25 Lacey Street, East Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 209 m2**

**Type: House**



Peter Padovan

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## FROM \$449,000

5/25 Lacey Street is nestled on a very manageable 209m<sup>2</sup> block with its own private driveway and driveway parking for an extra vehicle. The stand alone villa features three well proportioned bedrooms, all with double wardrobes, 2 bathrooms with good storage options, an open plan living and dining area overlooking the courtyard and providing free flowing indoor/outdoor living, an adjoining kitchen with stainless appliances, overhead and under bench storage and a cleverly concealed laundry and double linen cupboard in the hallway. Outside there is a and a very private paved courtyard – perfect for BBQ'S and outdoor entertaining etc. and a high access garage with a shopper's entrance to the villa and an adjoining storage/workshop area. Be sure not to miss the list of Bonus Extra's listed below

5/25 Lacey Street is an affordable option for any “First Home Buyer” or “Empty Nesters” looking to downsize and/or “Lock And Leave”. Alternatively, this property would represent a prudent and profitable addition to any investment portfolio. 5/23 Lacey Street is currently leased to A1 sitting tenants of almost 6 years. The tenants treat the home as their own and are very eager to renew the current lease. \*\*\* The LEASE EXPIRES on 12 /11/2024 and is currently returning \$400 per week. The lease needs to be honored until the lease expiry date. \*\*\*STRATA FEES: \$448 quarterly Note: "For a video walk through text Peter Padovan on 'WhatsApp' 0414 985 256 and nominate the property address."

Bonus Extra's:-  
- Solar Panels  
- NEW Fujitsu reverse cycle Split air-con  
- Security Shutters To Front Windows  
- Security Screens To All Exit Doors  
- Instant Gas Hot Water  
- Carpets To Bedrooms – Tiles To Living + Wet Areas  
- Reticulation Features of the Home:  
- Enter from portico, through security door  
- Lounge/Dining - is open plan to the kitchen and includes a NEW RC Split AC and shoppers entrance from the garage. This expansive area overlooks and opens to the courtyard  
- Kitchen - features stainless appliances including an under bench electric, fan forced oven, 4 burner gas hob and extractor, pantry, fridge recess, overhead and under bench cabinetry and ample bench top and preparation area  
- Master Bedroom - is king sized and includes a ceiling fan, Split air-con and extra wide double robes.  
- Ensuite - features an oversized shower, vanity with extra storage and WC  
- Bedroom 2 + 3 - both are well proportioned and feature security shutters and double robes  
- Family Bathroom - includes a separate shower, bath, vanity with extra storage and WC  
- Laundry - is concealed at the end of the hallway  
- Linen Cupboard - is double sized and located in the hallway

Outdoor Features:-  
- Small front lawn and border garden  
- Garage - features a high access auto sectional door plus a shoppers entrance to the home.  
- Storage Area - is a generous open extension to the garage  
- Courtyard - is a paved outdoor living area with gated access to the front

Locations: 5/25 Lacey Street is centrally and very conveniently located within only 5 minutes drive (or less) of the most frequented local services, amenities and attractions

- Cuddles Early Learning + Childcare - 2 minute drive
- Buggles Childcare Beckenham - 2 minute drive
- Seeds Child Care + Early Learning - 2 minute drive.
- Gibbs Street Primary School -K-6 - 3 minute drive
- Beckenham Primary School -K-6 - 2 minute drive
- Cannington Community College -K-10 - 5 minute drive
- Sevenoaks Senior College -11-12 - 4 minute drive
- St Norbert College -7-12 - 4 minute drive
- Westfield Shopping Centre - 4 minute drive
- Neighbourhood Supermarket IGA - 3 minute drive
- Bunnings - 2 minute drive
- Albion Park - 1 minute drive – 6 minute WALK
- Mills Park (fun + sports for all) - 3 minute drive
- Queens Park Medical Centre - 5 minute drive
- Bus Stop - 1 minute WALK – (Lena Street)
- Train Station - 5 minute drive – 7 minute Bus
- Albany Highway - 5 minute drive

it is clear that 5/25 Lacey Street will create a lot of interest in the marketplace and it is expected to sell quickly. To avoid disappointment, put at 5/25 Lacey Street the top of your 'Must See List' and be first to visit the Home Open so you don't miss your opportunity to 'Make It Your Own'. You are always welcome to contact 'Peter Padovan 0414 985 256' if you would like further information regarding this very impressive property.