

# 5 Casitas Street, Champion Lakes, WA 6111

## House For Sale

Wednesday, 6 December 2023



5 Casitas Street, Champion Lakes, WA 6111

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 375 m2**

**Type: House**



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**From \$559,000**

Nearwater Real Estate are proud to present this exceptional 3 bedroom, 2 bathroom house on a generous 375m<sup>2</sup> in the sought after suburb of Champion Lakes. This 2011 built property is the perfect blend of comfort, low maintenance and modern living. Located only 150m from Wright Lake and 3.5kms from Kelmscott Train Station and Shopping Centre, this property ticks all the boxes for both investors and owner-occupiers. NOTE: This property is currently tenanted at \$520/week until 8th April 2024 and the tenants would love to stay on if given the opportunity. The design of this property showcases a generously sized master bedroom with large walk-in robe and well appointed ensuite. The well thought-out layout capitalises on the length of the block, providing open-plan interaction between the kitchen, meals and living. The theatre / study is also generously sized, capable of accomodating both a study desk and lounge area. Outdoor dining in this property is a delight with the rear alfresco area looking out over a couple of lush fruit trees. This rear yard is a pleasing environment full of potential for the green-thumb!

**KEY FEATURES:-** Generously sized master bedroom with large walk-in robe- Built in robes to minor bedrooms- Large and well appointed ensuite with double vanity, large rain-head shower and separate toilet- Modern kitchen with engineered stone top, 900mm appliances and a spacious pantry - Downlights throughout (including rear patio)- Low maintenance and generously sized rear yard - Easy to maintain front courtyard- Two split system A/C's for year round comfort- Appealing aesthetic with newly repainted front masonry walls with feature stone facade- Generously sized laundry with linen cupboard

**RENTAL INFORMATION:** Currently tenanted at \$520/week until 8th April 2024, with a rental potential of \$570 - \$610/week.

**LOCATION:-** Conveniently located only 150m from Wright Lake and opposite Bill Clare Park- Approximately 3.5kms to Kelmscott Train Station & Shopping Centre- Only 30 minutes by train to Perth CBD- Plenty of local schooling options- A plethora of walking trails and leisure activities all within easy access

This is an outstanding property for the discerning buyer. Don't miss the opportunity to make it yours.

**FURTHER INFORMATION:**Water: \$1,066pa Rates: \$2,500pa

**DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent or the client, guarantee their accuracy. Interested persons are advised to make their own enquiries. The particulars contained are not intended to form part of any contract. Further, any floor plans included in the marketing material are for illustrative purposes only and the accuracy of dimensions or areas cannot be confirmed and should not be relied upon. Further, any rates or strata fees noted are estimates based on available information at time of publishing.