

**5 Swan Road, Swan View, WA 6056**



**Sold House**

Sunday, 20 August 2023

5 Swan Road, Swan View, WA 6056

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2833 m2**

**Type: House**



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**\$885,000**

**YOU CHOOSE - AMAZING INVESTMENT or IDYLIC LIFESTYLE!** Investment opportunities in the residential rental market rarely get better than this! With the rental market booming, this is the perfect time to secure this 7 bedroom, 4 bathroom Tuscan style home with \$1,295 weekly returning a 7.5% return, or purchase to live an idyllic country lifestyle on a 2,833m block with around 390m of internal space, only 30 minutes from the Perth CBD. **KEY FEATURES:** \$1,295 rent/week delivering 7.5% return on investment 2883m land with 390m internal living Two-story central home with 5 bedrooms and 2 bathrooms Segregated 1 bedroom rear studio Segregated 1 bedroom side studio Total 7 bedrooms and 4 bathrooms Open plan living with renovated kitchen, stone tops and gas cooking Multiple living areas with wood fire places Parking for multiple cars, trucks, boats, caravans and trailers Reverse cycle air conditioning and solar panels Huge patio extensions Entertaining amenities - outdoor bbq/kitchen, fire pit, pool, half court tennis Multiple water tanks and large variety of fruit trees large workshop/garage with high roofline Zoned R5 Residential 30 minutes from Perth CBD

**PROPERTY DESCRIPTION:** This large family home originally built in 1979 has a secure front gated entry, and large sprawling grounds as you wind your way down the long driveway to the 2-storey family home that includes two segregated 1 bedroom units, which are currently leased out separately to the tenant occupying the main home. The Tuscan inspired home is surrounded by bush, with an annual stream running through the land and large water tanks, garden shed, and with a large garage/ workshop, and room for caravans and boats galore! Fruit lovers will delight with your choice from the range of fruit trees including, mango, prickly pear, orange, mandarin, lemon, mulberry, fig and loquat. The summer months are catered for with the below ground pool, and a bit of maintenance to the half-court tennis court will see it spring back to life for a little extra fun for the kids at heart. The downstairs encompasses a large renovated kitchen with stone benchtops, large stainless steel oven, range-hood, and ample cupboard space and walk-in pantry. This overlooks the dining area with a gorgeous wood fire heater imported from Canada with pull-out shelves to allow cooking on the heater as well. Adjacent is the family area with double French door exit to the exterior patio. Further along is the huge formal family room with high ceilings and decorative cornices, and also has double French door entry to the entertaining outdoor patio. Upstairs is built with a concrete slab as its base, with rustic jarrah look-alike tiled flooring throughout most of this level. The top of the stairs greets you with a large landing which could be ideal as a study area. This leads to a large lounge room which is currently set up as a bedroom with exposed beams, ceiling fan, wood burning fireplace, and entry out to the long balcony that runs the length of the home. The balcony has feature brick arches, and overlooks the entire estate below. On the other side of the landing is a massive family/games room, again with exposed beams and overhead ceiling fan. Further along are three bedrooms, all with built-in robes and ceiling fans. Adjacent to them is the renovated family bathroom with both bath and shower, tiled to the ceiling, and a separate toilet. At the end of the hallway is the master bedroom with walk in robe, ceiling fan, split system air conditioning, and its own renovated ensuite bathroom. This has double French door access to the exterior balcony also. At the rear of the ground level is a segregated 1 bedroom apartment, set up with its own kitchen and gas cooker, toilet/shower/laundry, combined living and bedroom, split system air conditioner, and has glass door entry to two rear entertaining patios as well. At the side of the home is another segregated 1 bedroom studio sized apartment, with its own kitchenette with gas cooker, combined living/sleeping area, and separate combination bathroom/laundry. The large undercover patio includes a barbecue with stone bench and sink and a nearby firepit for all the marsh-mellow toasting you have time for. Close by is the large underground pool and half court tennis court. Coming off the patio is also a separate laundry and toilet. The owners have spent considerable time and effort over the years with refurbishment, which includes the interior flooring, installing wood burning fireplaces, renovating bathrooms and kitchen, upgrading electrics, segregating parts of the home to form the two studio apartments, installing verandahs and the long driveway, plus the large garage /workshop, putting on the patios, installing water tanks and solar panels. The property is R5 Residential Zoning.

**PROXIMITY OF LOCAL AMENITIES:** Close to Swan View Railway Heritage trail leading up to the historic Swan View Tunnel Close to the local IGA, Coles and Brown's Park Walk to bus transport and minutes away from major transport routes A short drive to Midland Hospital Close to a choice of quality schools including Swan View Primary and Senior Schools, Greenmount Primary, St Anthony's Primary, Helena College, and Treetops Montessori School. Act now to secure this fantastic investment opportunity with the security of a large land holding to ensure future capital growth!