

**52A Smiths Avenue, Redcliffe, WA 6104**



**Sold House**

Friday, 8 September 2023

52A Smiths Avenue, Redcliffe, WA 6104

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 460 m2**

**Type: House**



Andrew Huggins  
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Toby Huggins  
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**\$668,000**

This stunning 4 bedroom, 2 bathroom home located at 52A Smiths Street, Redcliffe is a true gem! Constructed in 2008 with a spacious land area of 460m<sup>2</sup> and a building area of 204m<sup>2</sup> this house boasts a modern design, ample spaces and high-quality finishes throughout. As you step inside, you'll be greeted by a spacious and light-filled living area with separate lounge, perfect for entertaining guests or simply relaxing with your loved ones. The open-plan layout seamlessly connects to the alfresco, offering a sense of warmth and comfort ... making it the perfect place to call home.

The property:

- Red brick construction, built in 2008
- Private driveway with easy care established gardens
- Light filled open plan kitchen, dining & lounge with reverse cycle air conditioning
- Separate second lounge
- Glass oyster style light fixtures
- Modern kitchen with BOSCH stainless steel appliances, gas cooktop, WESTINGHOUSE dishwasher
- Vertical blinds throughout
- LARGE master bedroom includes ensuite + walk in robe + MITSUBISHI reverse cycle air conditioning
- Carpeted minor bedrooms with built-in robes
- Main bathroom includes bath
- Rear located laundry with side access to house/clothesline
- Separate toilet
- Low maintenance paved private alfresco area
- Lockable powered storeroom
- Reticulated garden beds
- Gated access to rear of property
- Double lock up garage with plenty of room for extra storage
- Additional parking
- DUX gas hot water system
- 460m<sup>2</sup> with 204m<sup>2</sup> of internal living
- Rear survey strata lot, no strata levies!

The location:

- Within walking distance to Selby Park, Smythe Lake Reserve + Saint Maria Goretti's Primary School
- 4kms to Belmont Forum Shopping Centre
- 5kms to Redcliffe Primary School
- 5kms to Perth Airport, Costco & DFO, Redcliffe Train Station

Invest or nest - this property is perfect to enjoy yourself or to find the perfect tenant, with an estimated rental return of \$650/680.00 per week. Please click the 'Get In Touch' button to register your interest or to inspect, alternatively phone Toby or Andrew directly to discuss further.