

**53 Jinda Road, Koongamia, WA 6056**

THE AGENCY

**House For Sale**

Thursday, 1 February 2024

53 Jinda Road, Koongamia, WA 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 457 m2**

**Type: House**



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**\$469,000**

Please come along to the FIRST VIEWING of this gorgeous home this Sunday 4th Feb from 12:30pm to 1:10pm. We look forward to seeing you Sunday. Located on the corner of a freshly landscaped 457sqm block, this impeccably renovated three-bedroom, one-bathroom residence is an ideal entry point into home ownership or a fantastic downsizer for folks who still want some space. Situated within a convenient 10-minute drive from Midland, the home boasts a modern rendered façade adorned with charming white timber sash windows. Step inside, and you'll be greeted by the warmth of beautiful Jarrah floorboards that have been sanded and rejuvenated, giving the entire home a timeless and elegant aesthetic. The open-plan living and dining areas are highlighted by freshly painted light coloured walls and doors, creating a bright and welcoming atmosphere. A new slow combustion built-in fireplace with the original mantle serves as a focal point in the living room, providing a cozy setting. The kitchen is a culinary haven, featuring beige cabinetry, solid benchtops, white subway tiles, and a 90cm stainless steel gas oven with a gas cooktop. The bathroom and laundry continue the modern theme with charcoal floor tiles, white cabinetry, and a separate second toilet. Exiting through the back door, you will discover a neatly paved courtyard with a built in seating/storage area, while the front of the house offers a spacious expanse of turf, surrounded by landscaped garden beds. Two large trees provide shade and character to this exceptional corner block. Practicality meets convenience with ample parking accessed via the side driveway, providing easy entry to both the front and rear of the home. The property has been fully fenced to allow ample space out the front for the children or fur babies to frolic safely on the lush green lawn. Clayton View Primary School, local shops, a nearby park, and public transportation are all within walking distance. Midland, with its array of amenities including shopping, services, sporting facilities, and the new hospital, is less than 10 minutes away. Here are just some of the many features this home has to offer;

- Shire rates \$1,800 approx
- Water rates \$906 approx
- Rental estimate is \$470-\$500 per week
- Situated on a 457m2 corner block with access off Astroloma Place
- The property is surrounded by a large Colorbond fence to make the front yard very private
- There is a double gate for cars plus a pedestrian gate to access the property
- Inside the fence is an expansive lawn area for the children or pets to play
- There is a limestone wall for retaining plus freshly mulched gardens with an assortment of shrubbery wrapping around the inside of the fence
- There is a gravel area inside the fence for parking with an extra height carport for parking for at least two vehicles
- There is a lovely porch area at the front of the home to sit and enjoy the lush garden surrounds
- The home is brick veneer and has been rendered on the front for a fresh contemporary look
- There is a single front door with a security screen door
- Once inside the home you are greeted by an open plan family and meals area with the fully renovated kitchen at the rear
- The family room has white sash windows with day and night roller blinds for privacy
- The current owners have recently installed a slow combustion wood heater into the fireplace and has a painted brick surround
- A fully renovated kitchen sits behind the family room and is split into a 'cooking section' on one wall and a 'prep and clean up section' on another wall
- There is a wide picture window in the kitchen with day and night roller blinds
- The cooking section of the kitchen features a 900mm gas oven and a five burner gas hotplate
- A stainless steel rangehood with glass fronted overhead cabinetry sit above the hotplates
- The 'prep and clean up section' of the kitchen has a stainless steel sink, a slimline dishwasher and a fridge recess
- The current owners have made great use of space with a high top table that doubles as a bench top for meal prep
- Located behind the kitchen is a fully renovated laundry area with a second separate toilet
- The laundry has room for a front loader or top loader washing machine plus ample bench space with a stainless sink
- There is a linen cupboard adjacent to the bench-space plus under bench storage as well
- There is a single door with a security door to go to the outside courtyard
- The three bedrooms plus the bathroom is located down a central hallway
- The main bedroom is located at the front of the home and has views over the front garden
- This room has a large window with day and night roller blinds for privacy
- There are wall to wall built in robes in this room with both hanging, shelving plus drawers inside
- The main bedroom has a split system air conditioner plus a central ceiling fan for year round temperature control
- Bedroom two is a good size and has day and night blinds on the window
- Bedroom three has a built-in robe with fantastic storage options inside
- This room also has a day and night roller blind on the window
- There is a split system air conditioner in this room for temperature control
- The bathroom features a shower, a vanity and a toilet
- There is a built in linen cupboard in the central hallway for additional storage
- There are gorgeous Jarrah floorboards throughout the home
- The home has been freshly painted in a light neutral colour to suit any decor
- The home has an alarm system which is not currently in working order and will not be in working order at Settlement
- The rear courtyard is a fantastic area for entertaining friends and family
- The courtyard is paved for easy care and has basalt landscaping stones down the side of the property
- There is built

in seating in this area with storage underneath-A gate from the carport area takes you through to this back courtyard area-There is a garden shed for additional storage at the side of the home-The property is located close to parks, schools and a small shopping complex-It is only 5.6km from the Perth Airport so fantastic for a FIFO worker -Only 6 minutes to the centre of the Midland Gate shopping Centre plus the SJOG Public and Private Hospitals Don't miss the opportunity to inspect this gem - it's a little piece of paradise waiting to be called your own.Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.