

**53 Rosher Road, Lockridge, WA 6054**



**House For Sale**

Monday, 15 April 2024

53 Rosher Road, Lockridge, WA 6054

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 492 m2**

**Type: House**



Bradley McBeath

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## UNDER OFFER

MORE PROPERTIES WANTED FOR GENUINE & QUALIFIED BUYERS WHO MISSED OUT ON THIS ONE.THE MARKETING CAMPAIGN FOR THIS PROPERTY ATTRACTED 35 OFFERS & OVER 100 BUYERS WHO MISSED OUTIF YOU ARE THINKING ABOUT SELLING..."YOU'LL BE GLAD YOU CALLED BRAD"Ray White & Bradley McBeath welcome you to this EXCITING OPPORTUNITY to purchase a modern, STREET FRONT, GREEN TITLE HOME in an UBER CONVENIENT LOCATION!Real Estate market forecasters are predicting FURTHER PRICE RISES in Perth so NOW is the perfect time for you to INVEST IN YOUR FUTURE!TO AVOID DISAPPOINTMENT, REGISTER YOUR INTEREST WITHOUT DELAY.BASED ON THE CURRENT MARKET CONDITIONS & THE SHORTAGE OF HOMES FOR SALE, THIS ONE WILL BE POPULAR!!!Located directly across the road from Rosher Park, YOU WILL BE IMPRESSED by the presentation of this double brick & tile home.A modern rendered facade & low maintenance front garden whets ones appetite for what lies inside.The heart of this home is the open plan kitchen/dining/casual living area.Designed with a modern lifestyle in mind you can chat to your friends & family while preparing meals.The kitchen has an abundance of bench top & storage space.Kitchen features include an island bench that doubles as a breakfast bar, gas five burner cook top & a stylish tiled splash back.There is a second, separate living area at the front of the home which features timber laminate flooring.The master bedroom has a walk in robe & conveniently is semi ensuite to the bathroom.Bedrooms two & three both have built in robes.The bathroom is tiled floor to ceiling & has a separate shower & bath tub.Glass bifold doors lead out from the casual living area to the AWESOME back yard, a handy roll out flyscreen keeps the bugs out of your home.The BIG back patio has QUALITY roller blinds which enhance the ability to entertain year round.Private, fenced & secure, your children or furry friend will absolutely love this back yard.You have a small patch of grass to run around on, low maintenance gardens & a BIG powered shed.Secure, under cover parking is available behind the automatic roller door for at least three cars, you can fit a couple of more cars in the driveway out the front.Off to the side of the under cover parking area, behind the lockable gates is more hardstand parking which would be perfect for a caravan, boat, trailer or whatever you need more space for.Extra features include -+ Touch pad controlled, ducted reverse cycle air conditioning/heating+ Electric roller shutters+ Security screens to doors & windows+ Crim Safe security screen to the front door+ Ring door bell camera2023 Annual RatesShire rates \$1900 per yearWater rates \$1127 per yearStrata fees \$0!Reasons why 53 Rosher Road is a great place to call home -+ Rosher Park is directly across the road, this HUGE Park is ideal for exercising or for your children or furry friends to run around+ You can walk to Good Shepherd, Lockridge Primary, Kiara College & Eden Early Learning Centre+ Altone Park Shopping Centre & Hawaiian's Bassendean Shopping Centre are both less than a five minute drive + The nearest bus stop is just up the street, you can simply take the bus to Altone Park Shops or the Bassendean Train Station + You can drive to the Swan Valley in less than ten minutes+ 14 km's to the Perth CBD+ A 15 minute drive to the Perth AirportFrom an investment perspective, the current rental appraisal for this property is \$600-\$650 per week.Buyers please note that I already have interested parties from my buyer's database registered to view this property.Register your interest NOW!!!THE LOCKRIDGE REAL ESTATE MARKET IS ON FIRE & IS SHOWING NO SIGNS OF SLOWING DOWN ANY TIME SOON!THIS PROPERTY, IN THIS LOCATION, AT THIS PRICE WILL NOT LAST!!DO NOT DELAY YOUR INSPECTION OF THIS EXCITING OPPORTUNITY TO CALL 53 ROSHER ROAD YOUR NEW HOME!!!Call 92799807 for your hassle free, no obligation appraisal of your property."YOU'LL BE GLAD YOU CALLED BRAD"