

**59 Barrington Avenue, Champion Lakes, WA 6111**



**House For Sale**

Wednesday, 14 February 2024

59 Barrington Avenue, Champion Lakes, WA 6111

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 330 m2**

**Type: House**



Richard Stacey  
0863243601

**From \$559,000**

Discover this exquisite 3-bedroom, 2-bathroom home nestled in the sought-after locale of Champion Lake. Boasting a spacious residence that invites you to experience comfort and style at every turn. Upon entry, you're greeted by a welcoming theatre room to the right, while the left reveals the luxurious master bedroom featuring his and hers walk-in robes, complemented by an ensuite shower room with a separate toilet. Enter the heart of the home to find a modern, open-plan kitchen adorned with an island breakfast bar, a 5-ring gas cooktop, double oven, dishwasher, and fridge recess. Adjacent lies the inviting lounge area, complete with a charming wood heater, perfect for cozy evenings in. Step outside to the covered alfresco area, ideal for entertaining guests. Embrace the outdoors with a lush lawn area and two vegetable patches for gardening enthusiasts. Conveniently, access to the separate garage adds to the practicality of this home. Two generously sized minor bedrooms, accompanied by an activity area study nook, offer versatility and functionality. Enjoy year-round comfort with reverse cycle air conditioning and the added warmth of a wood heater in the family room. Investors: The property is currently tenanted achieving \$540.00 per week with a lease end date of 27/05/2024. With a potential rent range between \$570.00 - \$620.00 per week, subject to market conditions. Disclaimer: Please ensure you check the property is in the catchment area for local schools. It is important to note that the photos included in this marketing material are for illustrational purposes only. Whilst every care has been taken in the preparation of the information contained in this marketing, please be aware that Peak Central will not be held liable for any errors in typing or information. Please understand that all information contained in this marketing is considered correct at the time of printing. However, we cannot guarantee that the information will be accurate or up-to-date at the time of viewing or use. Therefore, we recommend that you exercise due diligence when reviewing this material before making any decisions based on the information.