

6 Putting Rise, Northam, WA 6401



Sold House

Tuesday, 3 October 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 705 m2

Type: House



Schiona Swart
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Contact agent

This immaculate brick-veneer Investment property offers a harmonious blend of elegance, space, and modern convenience, offering 4 bedrooms, 2 bathrooms and formal living area that is currently being used as a 5th bedroom, all situated on a 705sqm block. Currently tenanted at \$500 per week, with a fixed term lease in place to the 31st December 2024, making this a long-term investment opportunity. The heart of this home is undoubtedly the open plan gallery kitchen. It features an island bench, stainless steel dishwasher, a 900mm 5-burner gas stainless steel stove, and a double fridge recess, making it a chef's delight. The kitchen also offers an abundance of bench space and cupboard space with stunning overhead cupboards, giving the kitchen that country yet gallery kitchen feel. With 184sqm of well-designed living space with the kitchen overlooking the open plan living and dining area, it is nothing short of providing an environment for pleasant gatherings with the family while cooking up a storm. With four generously sized bedrooms, all with built in robes, everyone in the family will have their own haven of comfort and relaxation and to top it off, the formal living area at the front of the house, can easily double as a fifth bedroom, providing flexibility and extra accommodation for guests or a growing family. Enjoy the luxury and convenience of two well-appointed bathrooms, ensuring a hassle-free morning routine for the whole household. You will fall in love with the deep bath in the main bathroom, to relax with some candles and maybe even a glass of wine after a hard day's work. Stay comfortable year-round with evaporative air conditioning throughout the home and a split system reverse cycle air conditioner in the open plan living area. Don't forget the timber flooring that graces all bedrooms and the formal living area, while the rest of the house is adorned with stylish tiles. The property also offers a 6.2kw Solar system with 21 panels. Step outside to the alfresco area and take in the serene views of low maintenance gardens and an inviting artificial lawn area, perfect for outdoor gatherings and relaxation. Contact us today to arrange a private viewing for this immaculate investment property. Particulars* Council - Shire of Northam* Block Size - 705sqm* Floor Size - 184sqm* Council Rates - \$2740 p/a* Water Rates - \$1060 p/a* Please note that water and council fees are indicative and subject to change from the governing body. Rental Return - \$550-\$600p/week (Rental Appraisal letter available for any investors)