

61 Birnam Road, Canning Vale, WA 6155



House For Sale

Friday, 3 May 2024

61 Birnam Road, Canning Vale, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 595 m2

Type: House



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From \$819,000

Welcome to this large four-bedroom Canning Vale property that defines itself with elegant features, a spacious layout, and room for the whole family. With approximately 595 square meters overall to enjoy, and boasting around 200 square meters of internal space, there is more than enough room to spread about and make the most of all the property has to offer. Including a theatre room, open plan kitchen with island bench, massive living and dining area, and a grand outdoor patio, there is so much to love about this property - which, as it is currently rented out, poses a great immediate and ongoing investment opportunity - or will you move in, and create the home you have dreamed of? Whatever you decide to do, this property presents the ability to make those dreams come true!

Property Highlights:- Four-bedroom, two-bathroom home- Approx. 595 square meters total size- Approx. 200 square meters built size- Built 2005- Corner position, down the road from park/playground- Secure double car garage- Side gate for trailer access- Large undercover patio with high arch roof- Front theatre room- Downlights throughout the home- Split system air conditioning- Ensuite with spa bath- Plenty of storage throughout the home

Investment Summary:- This property is currently tenanted on a periodic lease, for \$600 per week- Market rent for 61 Birnam Road is approximately \$775 per week- Based on a purchase price of \$820,000 and market rent, the estimated rental yield for this property is 4.93%- HouseSmart Real Estate is highly active within Canning Vale and the surrounding areas, and can provide high-quality property management services from settlement and beyond.

From the front of this home to the rear you can see the grand potential that this home holds. With quality features inside and out, there is so much to love about the home - it's layout, décor, and space utilisation, to name some. To the front, you have the pathway leading to the front of the home, with decorative paving outlining the pathway, a centrally located covered entryway, and double-doored entry door. To the right of the home, you have the secure double garage to park your car, driveway which provides space for other cars, boat or caravan, and the gate through which you can park your trailer in the backyard.

Inside of the home you have the front entry area, which is perfect for greeting guests as they enter. This entry area comes through to the main living area, and also accessed the theatre room. This theatre room to the front of the home is a great home cinema area, complimented with dark painted walls, wooden venetian blinds to cancel out the light, and downlights that brighten up the room when you want it to. These downlights continue throughout the house providing a great lighting source to each room.

The main living room is blessed with copious amounts of natural light streaming from four large windows, as well as the sliding door which gives access to & from the outdoor patio area. The living area here has a feature wall which provides a backdrop for your TV set, whilst to the other end of the room you have the dining area, which has built-in shelving to be utilised as a bar area or feature shelf, as well as having a shopper's entry for the garage.

The kitchen has a good outlook on to the living and dining area and towards the outdoor area. This kitchen has ample room for all your cooking and preparation needs, inclusive of a lengthy island bench that looks over the living and dining area. This kitchen bench has a double stainless steel sink, plenty of cabinetry, and a dishwasher area. Behind this on the other bench, you have a five-burner gas hotplates, overhead rangehood, built-in oven, microwave shelving, and a built-in double doored pantry. Talk about luxury! You have all you need here to cook up a grand meal - be it for yourself, your family or entertaining for your housewarming party....

The bedrooms are all a good size, with the main bedroom being the largest. This main bedroom has it's own split system air conditioner, two windows, a feature wall, and - best of all - it's own private ensuite with a spa bath plus shower! The secondary bedroom also has it's own split system air conditioner. All the three minor bedrooms are a great size with lots of room for storage!

Heading outdoors, you have the undercover patio area which you can utilise for entertaining purposes or simply sit out here and enjoy your new home. To the right, you have a paved area which is great for the kids to play on. To the left, you have a large space where you can put down a lawn area, garden bed, some fruit trees, some kid's play equipment, a storage shed... the list can go on and on. What will you do with this amazing outdoor area?

Outside of the home, you have Pinaster Boulevard Reserve just down the road, which has a great play space, walking paths, and a lake. There are multiple other parks and reserves in the area as well - come for a drive around the area and see what it would be like for you to live here! As for shops, the Livingston Shopping Centre is only around 20 minutes walk - 2.2km - from the home and this has all you need for your essentials and more. As for schools, you have plenty around the area including Canning Vale College, Campbell Primary School, and Caladenia Primary School.

Whether you are looking for your dream home to move in to, your first home, somewhere to upgrade to in size, or looking for something that will provide you with ongoing investment opportunity, then look no further than 61 Birnam Road - which has it all. For both quality and quantity, this home has it all. Make sure that you don't miss out!