

63 Hawker Avenue, Warwick, WA 6024



Sold House

Wednesday, 23 August 2023

63 Hawker Avenue, Warwick, WA 6024

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 740 m2

Type: House

Contact agent

UNDER OFFER Jon Tomkinson and The Agency are proud to present to market... 63 Hawker Avenue, Warwick!..A supremely spacious, and very solidly built 4 bedroom, 2 bathroom family home, with expansive living zones, and a great, functional floorplan, becomes available to purchase. The property will suit a large or growing family, who are willing to renovate, to polish this real gem, prior to moving in. It will also suit those who are looking for a great investment, when the land value will continue to rise, and a quick, inexpensive freshen up will allow the property to be tenanted for great rental income of approx. \$750 per week, and then one day, the option to develop the property to the highest zoning available in the local area, will allow maximum returns. The property is being sold as-is. The home was built in 1987. It sits in an elevated position from the street level and has East-West orientation. The property is sitting on a premium, sub-dividable 740m² block of land, which is zoned R20/R60. (Potential 4 Unit Site, subject to council approval). 63 Hawker Avenue is positioned just a short stroll from the Warwick Train Station, and Hawker Park Primary School, and the picturesque and family-friendly Hawker Park. It's located between your choice of shopping and entertainment precincts, Warwick Grove, and Greenwood Village. The entrance to the Mitchell Freeway is just 3 minutes by car. Carine Regional Open Space is just a short walk away. The location is absolutely fantastic. Property features at a glance:- 4 Double bedrooms- 2 Spacious bathrooms - 2 Car garage with high ceiling- Master bedroom with en-suite bathroom, walk-in-robe, and split-system air-conditioner- Double-door entry to the home- Mammoth, sunken lounge room positioned at the front of the floorplan, off the entry- Huge dining space, well-positioned between the lounge room and family room off the kitchen- Family room with wood-fire heater- Massive kitchen with gas cooking, electric wall oven, double-door pantry, loads of storage cupboards, and breakfast bar- Games room at the rear of the home with bar, opens out to the alfresco through sliding glass door, has a split-system air-conditioner- Spacious laundry room with great storage and sliding door access to the outdoors- Paved outdoor alfresco entertaining area- Drive through access to the rear, through the back of the garage- Ducted evaporative air-conditioning throughout- Roller shutters to the windows on the front of the property- Alarm system- Well-established lemon trees- Easy care gardens- Build year 1987 - 740m² land area (approx.) Call Jon NOW on 0410 602 712 to register your interest and to arrange your very own private viewing of this fantastic piece of real estate!..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.