

7/1 Brendale Place, Landsdale, WA 6065



Sold House

Wednesday, 6 December 2023

7/1 Brendale Place, Landsdale, WA 6065

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 259 m2

Type: House



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END DATE SALE - Offers presented 9th of November 2023 UNLESS SOLD PRIOR Potential rent \$700 per week | Prime residential location | Easy care lawn and gardens Approximately 260 sqm block | Approximately 120 sqm home | Shed | Secure parking two cars

Brief // Paradise is near when you live by the still of the lake Young couples downsizers investors this is an easy care 3 bed 2 bath secure group house that is well presented well located secure spacious and with strong rental returns that outshines the rest Located in the popular Broadview Estate with nothing to do here but move in and enjoy separate living zones including an alfresco entertaining area Astro lawn space for the BBQ and room to entertain Many features include :- Double feature and security doors under the grand portico entry- Secure double carport has shoppers entry and rear gate access- Stainless steel oven cook top and range hood- Sliding door via laundry to the outdoors- Back yard has easy care artificial grass- Earthy themed luxury bathrooms- Westinghouse 4 burner cooktop- Bed 3 with double built in robe- Gabled patio with ceiling fan- Triple sliding robe to master- Low maintenance gardens- Double sink with mixer tap- Lavish window treatments- Separate WC in laundry- 3 bedroom 2 bathroom - Good size living spaces- Bed 2 with built in robe- Security screens doors- Ensuite with heat lamp- Separate living areas- Westinghouse oven- Gas point to living- Separate laundry- Tiled entry foyer- Modern kitchen- Gas connected - Built in linen x2- Led down lights- Evaporative AC- Security doors- Built in pantry- Alarm system- Rollershutters- PB fireplace- Dishwasher- Gas HWS- Shed- Fans- LED more Property // Private low maintenance home providing security and comfort with style and class for the relaxing lifestyle in this very walkable location to all the amenities and amazing parklands 3 bedrooms and 2 bathrooms this well cared property has a spacious master with triple sliding robes ensuite and all with good separation from the multiple living areas The chef's kitchen with updated appliances overlooks the meals dining and living which flow seamlessly to the patio which benefits from the northern orientation and with simple gardens and synthetic lawn The minor bedrooms are all good sizes with built-in storages and serviced by the minor bathroom A secure double carport with shoppers entry allows easy access and the automated electric gates ensure that this sweet and private complex remains secure Lifestyle // This area presents a blend of natural and urban living with the stunning parks and lakes just over 100 metres away providing the tranquil lifestyle while offering everyday conveniences like the Landsdale Forum for all your shopping needs and the Kingsway Bar and Bistro for socialising and sophisticated fun A convenient property in arguably one of the best locations in LANDSDALE with very low costs perfect for the downsizers young families or secure lock and leave investing Location //- Perth - 19km- Public transport - 50m- Broadview Park - 150m- Landsdale Forum - 100m- Landsdale Primary - 550m- Hillary's Boat Harbour - 14km- Kingsway Bar and Bistro - 2km- Landsdale Christian School - 1km Don't miss this fantastic opportunity for home owners and investors alike Built : 1999 Land : (approximately) 259 sqm Interior : (approximately) 158 sqm Water Rates : (approximately) \$ 1050 p.a. Shire Rates : (approximately) \$1800 p.a. Strata : (approximately) \$313.82 p.q. T&C'S : * End Date Sale - Offers presented 9 | 11 | 2023 * The sellers reserve the right to accept an offer prior to the End Date Sale process * Finance offers welcome (A written pre-approval will assist you in the offer process) * Building & Termite inspections are welcome * Flexible settlement time frames available * Subject to sale offers are welcome Office : 9344 5577 Edi : 0438 933 506 Email office : mirrabooka@ljh.com.au Email direct : edward.carver@ljhooker.com.au Disclaimer: In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct The accuracy of the information provided to you written or verbal cannot be guaranteed If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you