

7/8-10 Hardey Road, Glen Forrest, WA 6071

Sold Unit

Monday, 22 April 2024



7/8-10 Hardey Road, Glen Forrest, WA 6071

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 303 m2

Type: Unit



Lindsay Earnshaw
0405146251



Shirley Williams
0414996706

\$480,000

PRIVATE VIEWINGS ONLY - CALL SHIRLEY FROM TEAM LINDSAY ON 0414 996 706 RENTED ON A FIXED LEASE UNTIL 7th AUGUST 2025 AT \$425 PER WEEK (long term tenant happy to stay on) Rare as hen's teeth, this lovely villa awaits (and we don't think it will have to wait long!) This well-presented property is surrounded by the natural beauty of the Hills and it's perfect for investors as we have a fantastic tenant happy to stay on. Built in 1996, this charming brick and tile offers all the benefits of living 'up the Hill' without a sprawling home and huge, maintenance-heavy block to deal with. And in a snazzy little group of only 8 villas, it promises a tight-knit but not in-each-other's-pockets neighbourhood vibe while also being located in one of the Hills' most friendly suburbs. Offering 2 bedrooms and a semi-ensuite, this villa is designed for an easy, happy life. Picture lazy Sunday mornings in your formal lounge, bathed in the warm glow of natural light streaming through the windows, or evenings spent gathered with your favourite crew sharing something delicious in the open-plan kitchen and meals/living area. Speaking of making life easier, this sweet home offers all the luxuries of modern cons including ducted evaporative air con plus a split system, ceiling fans in the bedrooms, neutral colours throughout so you can easily change the styling, and charming picture rails in the separate lounge. Outside isn't an acreage, (hello, weekends!) but it's green and verdant and lush, especially out the back. With a lovely courtyard and meticulously landscaped and cared-for gardens, this is a spot you'll love to come home to. Features Include: • Rare villa in the Hills • 1996 built brick & tile & maintained immaculately • 2 lovely, light-filled bedrooms • Semi ensuite bathroom • Formal lounge with picture rails & large window • Open-plan kitchen/meals/family area • Laundry room to side paved area • Ducted evaporative air cooling • Wall-mounted split system air conditioner • Lovely courtyard & established gardens & lawn • Very neat & tidy at front with established garden beds & gravel driveway • Single carport • Next door to medical & shopping centre • Set in a small complex of 8 • Rented on a fixed lease until 7 August 2025 at \$425 per week For those seeking a smart investment opportunity, this villa is already rented on a fixed lease until August 2025, generating a solid income of \$425 per week. The current tenant is fantastic, keeping the property neat and tidy, and would love to stay on. Given its immaculate condition and prime location next door to a medical and shopping centre (walk to Pilates!), it presents an enticing prospect for astute investors looking to grow their portfolio with something just right. Just down the road is the Bilgoman swimming pool, around the corner is Glen Forrest Gourmet and Morgan John Morgan Reserve (Train Park), plus sporting clubs, local boutique stores, and even the delicious cafes are all accessed via (mainly) footpaths and walk trails. You'll have the best of everything here - a hassle-free beautiful home in the best community parked in a pretty little spot in the Hills. Bliss. You'll feel like Goldilocks - it's just right. For more information on 7/8 Hardey Road Glen Forrest, or for friendly advice on any of your real estate needs, please call Shirley from Team Lindsay on 0414 996 706.