

72 Timberlane Crescent, Beechboro, WA 6063

House For Sale

Friday, 10 May 2024

72 Timberlane Crescent, Beechboro, WA 6063

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 661 m2

Type: House



Neel Nanwani
0452334367



Rash Dhanjal
0410564761

Fixed date sale

Nestled in the vibrant suburb of Beechboro, this meticulously presented home offers an outstanding opportunity for first home buyers, families, investors, land bankers, and developers alike. Situated on a commanding 661 sqm block, this property presents the unique option to subdivide, retain the existing home, and build a new house at the rear, catering to various ambitions and growth plans. The residence boasts 4 well-sized bedrooms and a main bathroom complemented by a separate toilet, ensuring ample space and convenience for all inhabitants. The spacious formal living and dining areas exude warmth and welcome, perfect for family gatherings or entertaining guests. Moreover, the kitchen is adequately equipped to cater to daily needs and culinary explorations. Unique to this home is the drive-through access from the side to the backyard, leading to a powered shed, making it ideal for hobbyists or as additional storage space. The locality enriches living here, with notable amenities within reach. Springs Shopping Centre serves as the neighborhood hub for shopping needs, complemented by the community-oriented Altone Park Shopping Centre. For families, the proximity to reputable educational institutions like Beechboro Christian School and West Beechboro Primary School underscores the community's commitment to academic excellence and holistic development. Recreational pursuits are well catered to with several parks, such as Maguire Park and Altone Park, providing residents with lush green spaces for relaxation and leisure activities. Moreover, the promise of new train stations in Noranda and Bennett Springs enhances connectivity and accessibility, ensuring that this home is not only a sanctuary but a gateway to the broader Perth region. Beechboro's charm is further accentuated by its close proximity to the Swan Valley, renowned for its wineries, cafes, and restaurants, offering a perfect blend of suburban tranquility and lifestyle indulgence. This home is not just a dwelling but a foundation for future dreams and endless possibilities. Whether it's the allure of development potential, the convenience of local amenities, or the natural beauty of the surrounding area, this Beechboro gem is ready to welcome you home. Enhance your portfolio with this unparalleled development opportunity in a coveted locale. This property stands out with its dynamic zoning of R20/R50, presenting a range of development flexibilities. Some of the fantastic features on the property include;

- Retain and Expand: Keep the existing house while subdividing the back land to erect an additional residence, maximizing the use of space.
- Investment Haven: A stellar investment option boasting over a 5% yield, ideal for investors seeking a low-maintenance asset.
- Well-Appointed Living: Four bedrooms, each equipped with robes, cater to comfort and storage needs.
- Spacious and Luxurious Bathroom: A large main bathroom featuring a shower, vanity, and a separate toilet ensures convenience and luxury.
- Multiple Living Spaces: Ample room for relaxation and entertainment across several living areas.
- Functional Kitchen: A well-sized kitchen with a breakfast bar invites casual dining and culinary adventures.
- Utility Space: A dedicated laundry room adds practicality to daily routines.
- Comfort Through Seasons: Stay comfortable year-round with ducted evaporative cooling and split-system air conditioning.
- Convenient Access: Drive-through access leads to a powered shed, offering versatility and storage solutions.
- Ample Parking: Undercover parking accommodates 2 cars, enhancing convenience.
- Outdoor Entertainment: An outdoor covered entertainment area provides a perfect setting for gatherings.
- Expansive Backyard: A large backyard brims with potential, ready for your vision to take shape.

Interested in exploring this exceptional opportunity further? Contact us to delve into the details and arrange a personal viewing. Discover the potential that lies within this unique property and take the first step towards your new home or investment. Reach out today and let us guide you through a journey of discovery. 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.