

**77A Altone Road, Lockridge, WA 6054**



**Duplex/Semi-detached For Sale**

Thursday, 4 April 2024

77A Altone Road, Lockridge, WA 6054

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 84 m2**

**Type:**

**Duplex/Semi-detached**



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**From \$439,000**

Welcome to this three-bedroom, one-bathroom brick and tile home built in 1971. Situated in a prime location nearby schools and shops, and with great lifestyle features within the home itself such as a concrete front patio, metal rear patio and large backyard, you are blessed for space here at 77A Altone Road. Adding to the delightful features of this home is the modern interior, which although being built in 1977 has been renovated since it's original build with desirable features such as split system air conditioning, island bench tops to the kitchen, gas hotplates and stainless steel appliances, and built in robes to the main bedroom. Retaining the character and viability of the home, with the addition of these modern touches, has turned the property into a wonderful home that is sure to bring happiness to it's next occupiers. Will this be your new home?

**Property Highlights:-** Three-bedroom, one-bathroom home- Duplex property with a massive approx. 569 square meters land size!- Semi-fenced front yard with established gardens- Gated access to the rear yard- Entrance with timber floorboards- Split cycle air conditioning- Open-plan archway design to living area and kitchen- Modern kitchen with built-in dishwasher and gas stovetop oven- Three bedrooms with timber floorboards- Built in robes with sliding door to the main bedroom- Air conditioning to main bedroom!- Outdoor entertainment area with metal patio- Location near shops and schools

**Investor Summary:-** This property is currently owner occupied and will be available for move-in or renting out- Market rent for 77A Altone is approximately \$550 per week- Based on a purchase price of \$440,000 and market rent, the estimated rental yield for this property is 6.52%- HouseSmart Real Estate is highly active in Lockridge - with an office in the nearby Altone Park Shopping Centre - and is able to provide high-quality property management services ready from settlement and beyond!

The property, set back from the road, ensures plenty of privacy, with established gardens forming the basis of your front yard to bring you a green outlook but also extra privacy for the front windows of the home. A metal mesh screen secures the entrance, opening to timber floorboards that extend throughout the property. There is enough driveway space for two or three cars. Entering the home, you are welcomed in to the living area, which is quite spacious, and has a large front window to allow in natural light. Around the home the windows have wooden slat blinds which allow you to open up or close to privacy as you please. Adding to this wooden character is the timber floorboards, which extend throughout the property to create a flow-through design from each room, and add original character to the home. The living area has a wall-mounted split cycle air conditioning unit, a multi-function light, and a gas bayonet for the winter. The kitchen, open to the living area with a wide expanding arch which creates a mental but not physical separation of the rooms, is complete with timber floorboards, a large window, plenty of cabinetry, a built-in dishwasher, one-and-a-half stainless steel sink, 700mm wide gas stovetop oven, built-in rangehood, and an island benchtop which overlooks the living area so that you can cook and eat your meals together with friends and family. Entertaining has never been easier!

The property has three bedrooms, all with timber floorboards and large windows. The bedrooms have timber horizontal blinds, and the master bedroom has a large semi-freestanding robe and a split cycle air conditioning unit. Nearby to the three bedrooms is the bathroom, which has a modern-look white vanity, detachable showerhead, and a bath. Placed on a fully fenced block, this home enjoys large grass areas at the front and rear. The outdoor entertainment area has a metal patio and lighting. The property also has drive-through access to the rear via a gate. As for storage, there is a garden shed which has all the room you need. Speaking of gardens, with a backyard this size, you have plenty of space to create a full garden if you wish. Put down some fruit trees, potentially a pool or workshop shed (subject to approval) or simply enjoy the space by hosting a get-together or running around with the kids or pets. Stepping out of the home, you will find Altone Park Shopping Centre quite close by in Beechboro - only 15 minutes walk or a short bus ride away. For commuting to the city, Reid Highway and Tonkin Highway are close by, as is Morley Drive East. As for schools, the property is walking distance (approx. 15 mins) to Lockridge Primary School, and is also near Kiara College, Good Shepherd Catholic School, Rosher Oval, Swan Active, and Brockman House Community Centre. There is so much to love about this house which is exudes comfort, charm and character. Whether renting out the home or moving in, there is so much space to enjoy, and features throughout to love. For outdoor lovers there is the massive backyard and patio, and for those who prefer the indoors, each room is designed to include amazing features. Make sure that you don't miss out - book an inspection today!