

7B Rodriguez Road, Cable Beach, WA 6726



House For Sale

Tuesday, 28 May 2024

7B Rodriguez Road, Cable Beach, WA 6726

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 431 m2

Type: House



Helen Atcheson
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Charming & Affordable

Presenting 7B Rodriguez, this ideal 3 bedroom 2 bathroom home won't last long, providing amazing value for its price range. This charming, well-presented home has unlimited potential of a starter family home, lock and leave or investors choice. Spacious open plan living and low maintenance throughout, this home ticks all the boxes of modern life. A sweeping driveway and two car undercover carport greets you with well established gardens and frangipani trees providing privacy. Easy access storeroom to the front and welcoming verandah invites you inside to a huge open plan living, kitchen and dining area extending to the quaint outdoor entertaining of the rear courtyard. This well presented home provides a neutral colour pallet and sense of quality throughout, tiled floors not only provide a cooling effect but allow ease of maintenance. A clever combination of quality louvered windows and sliding doors allow for a welcoming breeze and smell of the frangipani trees to waft inside. The floor plan allows flow and ease, bedrooms being generous in size and built-in wardrobes throughout, with additional indoor laundry allowing for extra storage and convenience. The spacious master suite features walk-in wardrobe and ensuite, providing further effortless living and comfort. A modern kitchen with built in pantry and overheads completes the home and provides the central space of intimacy and enjoyment. This 3 Bedroom 2 bathroom home is the complete package of comfort, convenience and affordability presenting an opportunity not to be missed. For investors, 7B Rodriguez represents a wise addition to any portfolio. The property's appealing features and excellent condition mean minimal initial outlay ensuring a smooth entry to the rental market. Its desirable location and attractive price point ensure a strong rental yield, making it a secure investment with potential for significant long-term capital growth. First-time homebuyers will find this home equally compelling. The open-plan living area offers a welcoming space to start building memories, while the low-maintenance garden and established native trees provide a serene outdoor retreat. This home offers an ideal balance of comfort and practicality, making it a perfect starter home. This charming home's features are: Main House: * Master with ensuite and WIR * 2 other bedrooms with BIR's * Bathroom with bathtub * Kitchen with built in pantry, space for dishwasher, electric stovetop, oven * Large open plan living * Laundry and linen storage * Cooling low maintenance tiles throughout * Window treatments throughout * Ceiling fans and split system air-conditioning throughout * Front access storeroom External: * Welcoming front veranda entrance * Rear entertaining courtyard * Double undercover carport * Side gate access * Fully fenced * Cyclone screens throughout * Fully reticulated low maintenance gardens - Shire \$3,156.87 approx. pa - Water \$1,564.11 approx. pa - Built in 2005 - Land Size 431sqm - This home can offer vacant and immediate possession - Potential weekly rental return \$800 to \$900 Don't miss out on the opportunity which 7B Rodriguez presents, call Helen on 0462 212 212 *Please note, some images have been dressed with digital furniture.