

8 Calvert Way, Girrawheen, WA 6064

Sold House

Thursday, 15 February 2024

8 Calvert Way, Girrawheen, WA 6064

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 692 m2

Type: House



Carlo Guzzi
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\$590,000

Situated in a quiet street, this stunning property is neat as a pin and would be perfect for two types of buyers. 1) Savvy investor looking to retain and build while collecting an excellent rental return 2) Developer looking to knockdown existing home- then subdividing and rebuilding If you snooze, you will miss out on this fantastic opportunity! You are sure to appreciate:

- Three spacious bedrooms
- Master bedroom features a mirrored wardrobe and split air con
- Bathroom fully renovated in stunning tiles
- Well-appointed kitchen includes a dishwasher and tiled splashback
- Lounge room includes ceiling fan and split air con
- Single Lockup carport
- 2 Garden sheds
- Solar panels to reduce power bills
- Roller Shutters for extra privacy
- Gas Hot Water System
- Spacious outdoor entertaining area
- Ample Car parking space at the front of the property
- Powered outdoor utility room that can be used as a "Mancave"
- Approx 692 sqm of land area
- Zoned R20/60, and sellers will provide proposed subdivision plans

Please note: The property is currently leased for \$670 per week till 24/10/24

Outstanding Location Close To:

- Approx 1.5 km to Newpark Shopping Centre
- Approx 250m to Girrawheen High School
- Approx 600m to Girrawheen Library
- Approx 1.6 km to Hudson Park
- Approx 5.1 km to Warwick Train Station
- Approx 3.9 km to Warwick Grove & Hoyts Cinema

Annual Shire rates approx. \$1700.00
Annual Water charges approx. \$875.00
Built approx. 1977

If you are looking for a high-yield property in this area, I urge you to visit our Home Open or call for a private inspection before it's too late. Please call Carlo 0414 549 484 or email carlo.guzzi@grangerclark.com.au to find out more.