

# 8 Newman Road, Yanchep, WA 6035

## Sold House

Wednesday, 11 October 2023



8 Newman Road, Yanchep, WA 6035

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 857 m2

Type: House



Tracy and Pam Mother Daughter Team  
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**\$410,000**

SOLD Opportunity to landbank with an income!!! Great rental or AirBnB. Built in 1971 this 3-Bedroom, 1-Bathroom home plus separate single garaging with roller door in good working order all situated on a massive 857m<sup>2</sup> block in this extremely sort after area in Newman Road, super close to our Iconic "Yanchep Lagoon". Sold in 'As Is Condition'\* Kitchen with plenty of cupboard and bench-space, double stainless steel sink and new mixer, overhead cupboards, electric free-standing oven, large fridge recess and plenty of power points.\* Open-plan kitchen, dining and living area.\* Solid timber flooring throughout the home that would look absolutely amazing if it were given a sand and re-varnished!\* Vinyl over the timber floor in the kitchen, bathroom and laundry.\* Bathroom with vanity and shower over bath plus plenty of space to add a separate shower.\* Laundry with laundry tub, new washing machine taps and separate WC\* Electric Hot Water Storage in the roof space.\* Garden shed, raised garden bed and rain-water tank\* Single separate garage with roller door. PROPERTY IS SOLD IN AS IS CONDITION RATES: APPROX \$2000 PER ANNUM RENT APPRAISAL: \$480 - \$500 PER WEEK FYI the vacant land across the road was previously a caravan park and is zoned 'Private/Public Recreation' so potentially could in the future have a Church/ Holiday Park/ Public Recreation - there are currently no applications in to planning for either 29 or 19 Newman Road. The blue coloured area on the plan at the end of Newman Road is zoned commercial however there are currently no applications to planning for this either. CONTACT AGENT TO VIEW BY APPOINTMENT