

# 8 Truscott Street, Bullsbrook, WA 6084



## Sold House

Monday, 14 August 2023

8 Truscott Street, Bullsbrook, WA 6084

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 579 m2

Type: House



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**\$417,500**

Secure yourself this neatly presented 3x1 double brick investment property on a 579m<sup>2</sup> block, primely positioned within walking distance to all your local shops, schools, and most importantly the exciting new development of the Kingsford Town Centre of Bullsbrook! Bringing a 3,600sqm Woolworths supermarket, specialty shops, tavern, cafes, play spaces, food and beverage outlets and a liquor store to Kingsford, the \$18M construction project is yet more proof that the Kingsford community is growing. Plus, the new connection roads, planned to open shortly, will provide improved accessibility to the regional facilities within Ellenbrook, Midland and Joondalup.\*Built in 1950, well maintained, with excellent tenants currently in place this home is complete with an expansive backyard with patio, drive through garage with electric roller door, easy-care gardens, small garden shed, and bon-fire pit to enjoy roasting marshmallows with the family!PROPERTY FEATURES:• 579sqm block, built in 1950 with 3 bedrooms, 1 bathroom and plenty of parking!• Tiled master bedroom with large built-in robes, split system, and fan.• Carpeted bedrooms 2 and 3 both with built in-robes and fans.• Great sized open plan meals and living area with Split system air-conditioning and heating.• Kitchen contains plenty of cabinetry, plus overhead storage with electric oven, hot plate and rangehood.• Laundry with good size storage and access to side of the property.• Additional cupboards within hallway for storage.• Instantaneous gas hot water system.• 3 Phase 6KW Solar System.• Toasty Woodfire heater.• Auto reticulation to easy-care gardens.• Security Cameras.LOCATION FEATURES:• Schooling is only a 10 minute walk away!• No more than a 5 Minute drive to all your local shops, school, sporting complexes, parks and the new upcoming Kingsford Town Centre!• New connection roads, planned to open shortly, will provide improved accessibility to the regional facilities within Ellenbrook, Midland and Joondalup.\*Annual Council Rates: \$1,500Annual Water Rates: \$840Angela Moore 0421 951 088 or [angela@plr.net.au](mailto:angela@plr.net.au)FOLLOW ME ON FACEBOOK TO SEE WHAT'S COMING NEXT! @angelamoorerealestateDisclaimer: \*\*\*Please note the photographs reflect the property empty prior to tenancy\*\*\*The above information has been provided by sources we deem to be reliable. We do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquiries in order to determine the accuracy of this information.\*Source of information: <https://www.kingsford.com.au/more-information/latest-news/works-start-on-new-town-centre>