

**8 Wroy Street, Beechboro, WA 6063**



**Sold House**

Thursday, 28 March 2024

8 Wroy Street, Beechboro, WA 6063

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 753 m2**

**Type: House**



Adam Bettison

0893782555

**\$640,000**

Welcome to this generously sized three-bedroom, one-bathroom home which is complimented throughout with a well-thought out layout, massive living area with extra high ceilings, and extra features such as ceiling fans, built in robes, and air conditioning. There is a lot to love in this home, from the inside to the out - and with a large land holding of 753 square meters, you have an amazing array of opportunity at your doorstep to utilise and make the most of the land. Will you put in a powered workshop? A pool? Whatever you decide, you can be sure that this home will provide the basis for a comfortable and entertaining lifestyle. Make sure not to miss out!

**Property Highlights:-** Three-bedroom, one-bathroom home- Built 1985- 753 square meters land size- 119 square meters built size- Carport with automatic roller door- Large outdoor entertaining patio, with built-in seating- Large front living area with built-in storage- Ducted evaporative air conditioning- Split system air conditioners to dining room and living area- Built in robes throughout all bedrooms- Modern bathroom with semi-ensuite access for main bedroom- 3 closed sheds and 1 open shed- Established and manicured gardens- This property is being sold in "as is" condition

**Investor Summary:-** This property is currently vacant, and ready for immediate occupation or investment- Market rent for 8 Wroy Street is approximately \$600 per week- Based on a purchase price of \$580,000 and market rent, the estimated rental yield for this property is 5.39%- HouseSmart Real Estate is highly active within Beechboro and the surrounding areas, and can provide high-quality property management services throughout the duration of the tenancy and beyond.

To the front of the home, you are welcomed by the sight of a beautiful front garden area, already presenting some plants and ready for more. Driving up to the home, you can park in the driveway, which has room enough for two or more cars, or drive through the automatic roller door to the secure carport area, which could fit two larger cars or potentially three smaller cars. When not in use, this carport area can be turned in to a wonderful extra play area for the kids, or storage area. Stepping inside of the home, you are welcomed in to the entry area, from which you can access the living area to your right, or dining area straight ahead. The living area is an extremely generous size, with lots of room for your couch set, TV, and other furniture. The extra-high ceilings add to this feeling of space. There are two windows to this room which can allow in plenty of natural light. There is also roller shutters here, for when you want a bit more privacy. Coming through to the dining area, this is the perfect place to dish up meals and have a nice dinner with family or friends. The ducted evaporative air conditioner cools down the house, and in the living and dining areas you have split system air conditioners which provide a nice breeze. The ceiling fans - present throughout most of the home - provide extra cooling. There is a skylight here to brighten up the room. The kitchen is nearby, looking out over the dining area and also with a large window with a view out to the entertaining patio. This kitchen has ample room for all your cooking and mealprep, with a large bench, drawers, cupboards, built-in pantry, double stainless steel sink, and gas hotplates for cooking. All three bedrooms in the home are quite a good size, with the main bedroom - to the back - being the largest. The bedrooms can be accessed down a hallway which has a door that you can close off for privacy. This main bedroom has both a built in robe (with mirror door), PLUS a walk in robe! Walking through this robe you also have a door leading to the ensuite, for easy access. This bathroom has a modern design, and is complete with a shower, separate bath, vanity, mirror cupboard, and heatlamps. Bedroom two also has mirrored built in robes, plus extra shelving to the walls for books or other small nick-nacks. Bedroom 3 - which has a nice view to the backyard - has an open built in robe. This third bedroom could alternatively be used as a study or playroom if you don't need it as a bedroom. Entering the backyard, you will find yourself in the entertaining patio, which is a substantial size. Will you host a housewarming party, kid's birthday party, or a casual outdoor dinner gathering? Will you make a barbeque area, or put down an outdoor lounge settee? Around the patio you will find built-in seating which make this a great area to enjoy. Next to the patio, you have the carport area, which hosts not one, not two, but THREE sheds. All have. There is also a FOURTH shed, around the other side of the house - previously used for storing equipment for the spa, this can now be turned in to an area for extra storage for whatever you need! The spa itself is currently decommissioned/filled-in. To the rear of the yard, past the entertaining patio, you have the vast lawn area, and garden beds which are home to established trees and bushes, including a citrus tree, mango, and other decorative trees. If you have pets, children, or enjoy gardening then this home is for you! Nearby the home you have a walking path which will take you on through to the road leading to Thorburn Park - only approx. five minutes walk! - this park features a large open space, basketball area, playground, a small lake, and walking paths. As for shops and schools, East Beechboro Primary School is only approx. 20 minutes walk away, and the Altone Park Shopping Centre is under approx. 15 minutes walk. Other (smaller) shops, and schools, are only short drive from the home, including Kiara College, and West Beechboro Primary

School. This home has a lot going for it - all it is missing is for someone to call it 'home'. With generous indoor spaces, huge amounts of storage, and a delightful backyard area, there is so much to love in this property. Whatever you do, don't miss out - enquire with our team today!