

**83 Gregory Street, Beachlands, WA 6530**



**Sold House**

Friday, 8 September 2023

83 Gregory Street, Beachlands, WA 6530

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 707 m2**

**Type: House**



Janette Brennan

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**\$585,000**

The ideal situation presents itself here if you are not quite ready to move as there is an excellent lease in place with a strong yield being located just minutes from the CBD, schools, hospital, tafe and beach. This part of Beachlands is very popular and properties like this are a rare find. A massive bonus to this property is that it has a fully self-contained downstairs flat - perfect for the teenager. The Master bedroom is delightfully fresh with french doors opening onto a front balcony that affords the perfect perch for the morning and evening relaxation and an appreciation of city views. The intrinsic charm of Oregon doors, deep skirting board, high ceilings and what we all love about Jarrah floors are just a small introduction to this delightful home. You will need to view to enjoy all the extras so call Janette on 0417091 665 to make your booking. Recent upgrades and features include: \* Renovated and fully furnished the downstairs flat\* Enormous lounge room with air conditioning\* New a/c in all rooms & front lounge room\* Formal dining with fireplace and jarrah floors\* Picture rails & dado's in second lounge\* Kitchen with dishwasher, miele stove and rainwater connected\* Generous workspace and storage in the kitchen\* Bathroom with dual basin, shower & bath\* Upgraded security with alarm\* Renewed internet/telephone lines and outside aerials\* New gas hot water service\* New plumbing at the rear of the property\* All floors professionally sanded\* New carpet in lounge\* New french doors onto rear courtyard\* Garden shed\* Internal Access from the double garage to main house\* 2 separate w/c NOTES\* Renewed internet/telephone lines and outside aerials\* Rent per month \$3258.93 - Lease until 25/7/2024\* The house was originally built in 1914 as a federation property\* Land area 707 m<sup>2</sup>\* Water rates p/a \$1,488.73- Sewer Connected\* Council rates p/a \$2,820.00