

9 Blake Street, Sinclair, WA 6450

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House For Sale

Wednesday, 22 May 2024

9 Blake Street, Sinclair, WA 6450

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 1012 m2

Type: House



Sale By Home Owner  
1300609392

## Offers over \$599,000

The phone enquiry code for this property is - 6087 Priced to SELL! This is a large house, ideal for small or large families or has potential for high rental return. Large size corner block with double gate rear access, perfect for granny flat or small dwelling. **\*\*INVESTORS MUST SEE\*\*** Subdivision Options High Rental return with 5 bedrooms & 3 Bathrooms Option for some furniture included (This would need to discuss urgently before it's all sold) **\*\*GREAT LOCATION\*\*** Walk to the beach Walk to Supermarket (IGA) Primary School Across the road 1.2km to Esperance Senior High School 1.5km to Town Centre 1.4km to Police Station 1.3km to Fenwick 3 Cinemas 1.5km to Boulevard Shopping Centre **\*\*FEATURES\*\*** 3 x Double size bedrooms with BIR's 2 x Standard size bedrooms with BIR's 3 x Bathrooms and Toilets Open plan kitchen, dining and lounge room Separate Rumpus/Games Room Sunroom (Walk through for Garage Access) Under Stairs storage 3 x Entertaining / Outdoor areas Tile fire in lounge Remote access garage 2 x 80L Hot Water Systems (Never run out of hot water) Established Fruit Trees 900mm Oven for entertaining and large families Plumbed fridge and freezer (Included) Outdoor Firepit **LOTS OF EXTRAS** - This house has been set up for easy comfortable living **LIKE TO ENTERTAIN?** - This is a must see **LIKE GARDENING?** - This is a must see **WANT TO INVEST?** - This is a must see **LAND RATES:** \$2,625 **WATER RATES:** \$1,500 **\*\*IMPORTANT FACTS\*\*** **TWO STOREY 5 X 3** Built: 1995 Second Storey Addition Built: 2006 (Includes extra bedroom, games rooms and patio downstairs) Land Area: 1012m<sup>2</sup> Zoned: R20 (Property can be developed or subdivided) Upstairs Bathroom Reno 2024 **\*\*UPSTAIRS PARENTS RETREAT\*\*** Large Walk-in robe Reverse Cycle Air Con Open plan with Spa + Kitchenette with Sink and Cupboard Space Bar Fridge (Included) Cafe Blinds Closing in Balcony