

# 9 Oleria Alley, Dayton, WA 6055



## Sold House

Tuesday, 20 February 2024

9 Oleria Alley, Dayton, WA 6055

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 240 m2**

**Type: House**



Amy Strang  
0420444899

**\$550,000**

\*\*\*PLEASE NOTE THIS PROPERTY IS CURRENTLY TENANTED WITH A FIXED TERM LEASE AGREEMENT AT \$520 PER WEEK UNTIL 05/09/2024 \*\*\*This lovely cottage style home built in 2013 is perfectly located in the middle of Grandis Park is ready and looking for new owners. If you are an Investor or looking for a family home, don't miss this one! The home boasts 3 bedrooms with 2 bathrooms and a lovely open plan lounge and kitchen area along with an easily maintained courtyard area to the rear with a seperate free standing double garage. The courtyard comprises of decking, paving and artificial lawn to make it easy to look after. The home also offers \*Reversed Cycle Ducted Air Conditioning throughout\*Downlights in all rooms\*Instantaneous Gas Hot Water System\*Gas cooking appliances such as Stainless Steel Oven, Stovetop and Rangehood\*Pendant lights to the kitchen\*Carpeted bedrooms\*Laminate wood flooring throughout. This cute cottage block is perfectly located nestled just a stones throw away to the entire Swan Valley region, also facing Grandis Park boasting of beautiful greenery from your front windows. Close by is the Dayton Community Centre, Dayton dog park, Walter Day Park and the new and upcoming Dayton Oval which is currently under construction ready end of 2024. For families there are 3 local schools to choose from in the area, those being Emmaus Catholic primary, Dayton Primary School and Caversham Primary School, not to mention plenty of Daycares around and in walking distance! There is also public transport in just a small walking distance to Arthur Street. For shopping, you have the option of the Caversham Village just over the bridge or just a 5 minute drive to the new Brabham shopping centre where you will find lots of convenient stores. The home is also perfectly located being close to Reid Highway giving you quick and easy access to whatever direction you want to head in. Information for Potential Buyers:Land size 240 m2Building Size 105 m2Council Rates \$1968.51 per annum Water Rates \$1001.22 per annum \*\*\*Photos are for reference purposes only - there is currently a tenancy in place with furniture\*\*\*\*DISCLAIMER\*\* This description serves advertising and marketing purposes only. While every effort has been made to ensure accuracy, no guarantee is provided. We do not accept responsibility for any actions taken or reliance placed on this document. Prospective buyers are advised to conduct independent inquiries to confirm all details. The particulars contained herein are not intended to form part of any contract.