

9 Picnic Lane, Greenmount, WA 6056

House For Sale

Thursday, 13 June 2024

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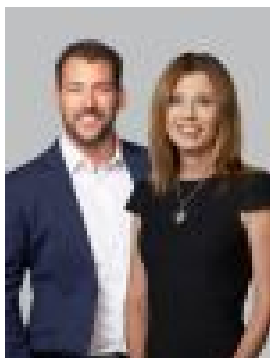
Bedrooms: 5

Bathrooms: 3

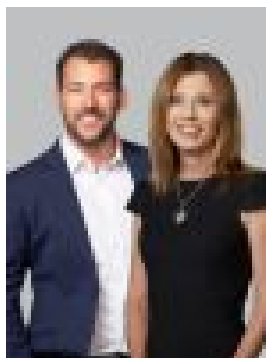
Parkings: 2

Area: 814 m2

Type: House



Cindy King
0411208202



Alistair Caffel
0402785877

4x2 with 1x1 Granny Flat, From \$1.1m

2024 BUILT 4x2 PLUS GRANNY FLAT!! OPPORTUNITY KNOCKS! Rarely does an opportunity as unique as this become available! A stunning 2024 built Ross North home comprised of 4 bedrooms and 2 bathrooms PLUS a 1 bedroom 1 bathroom Granny Flat with separate entry! This property is perfect for the multi-generational family with room for grandparents or young adults saving for their first home in their own separate wing - vital for independence whilst being affordable. Alternatively the savvy investor could rent out both sections of the property for two passive income streams! Or you may choose to live in the main house and rent out the granny flat to assist with some much needed mortgage relief...the opportunities are endless with this exciting property located mere minutes to Midland Gate and St John of God hospital. THIS WILL NOT LAST!!!

- Stunning 2024 built Ross North family home with Granny Flat
- MAIN HOUSE
- Four huge bedrooms – each easily able to accommodate a Queen sized bed with double mirror sliding robes
- Enormous Master suite featuring walk in robe and huge open ensuite
- Double vanity, oversized shower with raindrop showerhead, heat lamps and stone benchtops to ensuite
- Mammoth open plan Kitchen, Living and Dining area with multiple options for furniture arrangement
- Outstanding Chef's kitchen featuring THREE stainless steel wall ovens and built in convection microwave
- Enormous stone benchtop with easy reach drawers and cupboards
- Large scullery for additional storage plus huge walk in pantry
- Spacious dining area with easy access to Alfresco through sliding glass doors
- Enormous living area, easily able to accommodate large lounge suites
- Additional sitting room - perfect size for gaming/office or small theatre with double door entry
- Spacious Alfresco area perfect for Summer dining
- Huge back yard waiting for your design

GRANNY FLAT/ANCILLARY ACCOMODATION

- Gorgeous Granny Flat under main roof with separate entry
- Stainless steel under bench oven and gas hot plates
- Spacious bedroom with separate ensuite and mirror sliding robes
- Ensuite featuring raindrop shower head and heat lamps
- Stunning front garden with flowering annuals and a variety of plants
- Reverse cycle ducted Air Conditioning throughout with separate unit to Granny Flat
- Two separate security alarms via Intelligent Homes
- TV and internet points to all bedrooms in main house
- High Ceilings throughout the entire property
- Two separate hot water systems*

Current rental appraisal 4 x 2 house \$850-900/week*. Current rental appraisal Granny Flat \$400-450/week*. Investor Pack available on request

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.