

**9 Tipuana Place, Edgewater, WA, 6027**

**Sold House**

Thursday, 8 June 2023



9 Tipuana Place, Edgewater, WA, 6027

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Tony Mullen  
0892026700

## **UNDER OFFER by TONY!**

THIS FAMILY 4X2 HOME WILL APPEAL TO THOSE ASTUTE BUYERS LOOKING TO GET INTO THIS HIGHLY SOUGHT AFTER FAMILY SUBURB WITHOUT BREAKING THE BANK, POLISH & PROSPER WITH SOME HARDWORK, VISION THEN SIT BACK AND ENJOY THE FRUITS OF YOUR LABOUR.

BE THE FIRST TO VIEW CALL & REGISTER YOUR DETAILS WITH THE SELLING AGENT.

This well-located family 4x2 sits on a 702m2 block in a child friendly sought after cul-de-sac location.

Within walking distance of many great local amenities, shops, parks, schools and the train station.

Offering multiple living areas internal and plenty of external child friendly space this home will tick a lot of boxes.

Also benefiting from its location within the shires re zone area from R20 to R40 giving this family home the edge over the traditional 4x2 lot.

Currently rented for over \$650 per week with great tenants who would like to stay so if your investor your covered.

### **FEATURES**

- Walled front lawned garden perfect for the kids or extra off street parking
- Bamboo floor entrance and games room
- Evap AC system
- Large formal lounge and dining
- Large master bedroom with walk-in robe
- Large full master bathroom, bath, glass enclosed shower, vanity basin with plenty of storage
- Central kitchen with SS appliances
- Family meals area and large living area with feature fire surround with gas point
- Large step down games room with built in bar, pool table negotiable
- Three minor bedrooms two are very large and all have built in storage
- Large laundry with sep WC
- Rear hallway has 3 built in linen robes
- Large family bathroom with vanity basin unit, heaps of storage and glass enclosed shower
- Fully paved patio area that extends to two sides of this home
- Fully fenced BGP
- Parking for several cars, your boat, your caravan, your trailer and also paved external parking off street.
- New carpets and fresh décor throughout

A lot of home, a lot of opportunity in one of Edgewater's sought after locations.

Call the selling agents today.

TONY MULLEN, TEAM EDGEWATER 0402020331

### **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.