

97 Crossman Road, Ranford, WA 6390

Mandurah

House For Sale

Wednesday, 29 May 2024

97 Crossman Road, Ranford, WA 6390

Bedrooms: 5

Bathrooms: 2

Area: 1012 m2

Type: House



Grant Robinson

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From \$495,000

This property presents a unique investment opportunity in the gold mining town of Boddington. Situated on a 1012m² residential plot, the property is only a few minutes' walk from the Hotham River and Ranford Pool. The house is a spacious two-story structure with 5 bedrooms, 2 bathrooms, and numerous desirable features.

Key Features:

- **Property Details:**
 - **Size:** 1012m² residential land
 - **Structure:** Two-story house
 - **Bedrooms:** 5 (all queen-sized except the upstairs master bedroom)
 - **Bathrooms:** 2
 - **Living Areas:** Formal lounge room, open plan kitchen, meals area, and a huge family room
 - **Additional Spaces:** Exercise area, lounge, or dressing space in the master bedroom
 - **Master Suite:** The upstairs master bedroom is expansive, featuring an ensuite bathroom and an area for exercise equipment or additional furniture.
 - **The formal lounge** is also located upstairs with double sliding doors offering tree-top views towards the Hotham River.
 - **Kitchen:** Fully equipped with gas hotplates, an under-bench oven, a dishwasher, and an island bench. The open-plan design allows for seamless interaction with the dining and family areas, making it ideal for entertaining.
 - **Heating and Cooling:** The dining area features a wood tile fire that warms the entire home during winter. For summer, there are 5 split system air conditioners ensuring the home stays cool.
 - **Outdoor Features:** The property includes rear access via a rear lane, perfect for parking boats, caravans, or extra vehicles. The property uses bottle gas for cooking and hot water, and an eco septic system services the home.
- **Current Tenancy:** The property has a long-standing tenant on a periodical lease agreement, paying \$450 per week. The tenant is house-proud and interested in a long-term lease, with the potential for rent increase if desired.

Investment Potential: This property is not just a home but a smart investment opportunity in a thriving town. Here are some compelling reasons to consider this investment:

- **Stable Rental Income:** The existing tenant provides immediate rental income of \$450 per week, with potential for an increase.
- **Desirable Location:** Proximity to the Hotham River and Ranford Pool enhances the property's appeal, offering recreational opportunities and a serene environment.
- **Property Features:** The spacious and well-equipped nature of the home, combined with its heating and cooling solutions, makes it an attractive rental option.
- **Future Growth:** Boddington, being a gold mining town, has strong economic underpinnings that can support property value growth over time.

Contact Information: For more details or to arrange a viewing, please contact Grant Robinson at 0409 016 852. This property represents a rare chance to invest in a growing community with a high-quality, well-maintained home. Act quickly to secure this golden opportunity in Boddington. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.