

**88B Alexander Drive, Dianella, WA 6059**



**Duplex/Semi-detached For Sale**

Friday, 5 July 2024

88B Alexander Drive, Dianella, WA 6059

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 438 m2**

**Type:**

**Duplex/Semi-detached**



Bradley McBeath

0437015817

**FROM \$450,000**

Ray White & Bradley McBeath welcome you to this EXCITING OPPORTUNITY to buy into the RED HOT DIANELLA MARKET at an AFFORDABLE ENTRY LEVEL PRICE!!! Real Estate market forecasters are predicting FURTHER PRICE RISES in Perth so NOW is the PERFECT TIME for you to INVEST IN YOUR FUTURE! How much will this property be worth in 5, 10 or 20 years time??? BUY NOW, PROSPER LATER! Built in 1967, this rock solid, double brick & tile duplex half sits on 438m<sup>2</sup> of land & has the potential to be a great reno/flip, it would be perfect as a rental property/future investment or an astute first step on to the property ladder. This property has been vacant for the last couple of years, as such the building & gardens do require some work to bring them back to their former glory. This property is being sold in "AS IS - WHERE IS" condition. This project would be ideally suited to those who are not scared to roll up their sleeves & do the work that is required. DO THE WORK & REAP THE REWARDS! Located in an UBER CONVENIENT position, this property has BUCKET LOADS OF UPSIDE! The layout consists of an open plan kitchen/dining/living area which showcases the original Jarrah floor boards. The kitchen has previously been renovated. Main bedroom is a generous size. Bedroom two is at the back of the home away from the main bedroom. The bathroom has an Art Deco vibe with it's pedestal sink, there is a super deep bath, separate shower & wc. Behind the brick privacy wall, there is secure, under cover parking behind lockable gates, there is extra visitor parking on the verge out the front. \*\*\*\*\*Did I mention that there are NO STRATA FEES TO PAY HERE\*\*\*\*\*NO STRATA FEES\*\*\*\*\*NO STRATA COMPANY\*\*\*\*\*NO STRATA MEETINGS\*\*\*\*\*TO AVOID DISAPPOINTMENT, REGISTER YOUR INTEREST WITHOUT DELAY. BASED ON THE CURRENT MARKET CONDITIONS & THE SHORTAGE OF ENTRY LEVEL PRICED HOMES FOR SALE IN DIANELLA, THIS ONE WILL BE POPULAR!!! The seller welcomes any inspections that potential buyers would like to do, any inspection done by a potential buyer will be at the buyers expense. NO INSPECTIONS WILL BE INCLUDED AS CONDITIONS ON THE CONTRACT OF SALE. The seller will provide to the buyer an Electrical Safety Certificate prior to settlement. There is no sugar coating the fact that this property requires some work... HOWEVER... Duplex halves in Dianella are an extremely attractive proposition because of the land size & because there are NO STRATA FEES TO PAY! Based on recent sales of Duplex halves in Dianella there is definitely money to be made here. DO THE WORK & REAP THE REWARDS! Local amenity highlights -+ Less than 2kms to Edith Cowan University+ 1km to Dianella Plaza Shopping Centre+ Less than 1km to Terry Tyzack Aquatic Centre+ Multiple options nearby for schooling & day care facilities+ Less than 7km's to the Perth CBD & 20 minutes to the Perth Airport+ There is a bus stop two doors down which will take you right into the City 2024 Annual Rates Shire rates \$1505 Water rates \$925 Strata fees \$0!!! From an investment perspective, the current rental appraisal for this property is \$550-\$600+ per week (after some tidying up) Buyers please note that I already have interested parties from my buyer's database registered to view this property. Register your interest NOW!!! THE DIANELLA REAL ESTATE MARKET IS ON FIRE & IS SHOWING NO SIGNS OF SLOWING DOWN ANY TIME SOON! THIS PROPERTY, IN THIS LOCATION, AT THIS PRICE WILL NOT LAST!! DO NOT DELAY YOUR INSPECTION OF THIS EXCITING OPPORTUNITY TO CALL 88B ALEXANDER DRIVE YOUR NEW PROPERTY!!!! "YOU'LL BE GLAD YOU CALLED BRAD"