

12 Goa Vista, Bennett Springs, WA 6063



House For Sale

Wednesday, 19 June 2024

12 Goa Vista, Bennett Springs, WA 6063

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 345 m2

Type: House



Adam Bettison

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From \$679,000

Welcome to this beautiful four bedroom, two bathroom home which will surely impress. With its large living areas, ample outdoor space, modern interior, and quality features throughout, this is a home which has everything you need to settle down. Featuring split system air conditioning, built in cupboards/cabinetry, and modern kitchen appliances, there is so much to love about this property. The large outdoor courtyard to the rear provides room for outdoor entertainment, and the theatre room plus study to the interior create a sense of space that makes it easy to relax. Come and view the property today and you will absolutely fall in love!

Property Highlights:- Four-bedroom property in Bennett Springs-
Approx. 345 square meters altogether- Approx. 143 square meters built size- Secure double garage with automatic door- Large kitchen overseeing living area- Split system air conditioning- Built in robes with plenty of storage room- Enclosed theatre room- Extra study area near the minor bedrooms!- Ensuite plus family bathroom- Fenced rear yard with undercover alfresco- Walk across the road to the park!

Investor Summary:- This property is currently leased on a fixed term basis, until January 2025- There is a scheduled mid-term increase to \$660 per week coming in to affect from 8th August 2024- Based on the rent of \$660 per week and a purchase price of \$680,000, the estimated rental yield for this property is 5%- Market rent for 12 Goa Vista is currently approximately \$730 per week- Review the lease options and continue the lease upon January, or move in - what will you do?- HouseSmart Real Estate is highly active in Bennett Springs and the surrounding area - with an office in nearby Beechboro! - and can offer high-quality property management services from settlement and beyond!

Walk across the road to the Bennett Springs Sportsfield Oval, which has an oval, basketball court, and outdoor gym equipment. Plume Gardens Park, Fairywren Park, and Babbler Park are also all in walking distance. As for schools, Beechboro Christian School is being established just across the oval, so you won't have far to walk at all! Nearby shops - including a Woolworths, and other small/specialty and food stores - are also only a short 15 minute walk away.

Nestled in this great position in Bennett Springs, you won't miss out on a great lifestyle here: parks, schools, shops all within walking distance, and a wonderfully designed home with large living spaces, storage options and courtyard to top it off. Whether continuing to rent out the home - for an immediate and ongoing investment - or moving in down the line and making the most of this beautiful home - there is certainly a lot to love here. Make sure that you don't miss out!