

127 Sacramento Avenue, Beechboro, WA, 6063



House For Sale

Wednesday, 14 August 2024

127 Sacramento Avenue, Beechboro, WA, 6063

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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Brilliant Blank Canvas Buying! Elevated on the Corner, Opposite Ottawa Park! 3x1 and split cycle AC

Welcome to this exciting three-bedroom, one-bathroom, brick and tile home built in 1989. With a large 730 square metre block size and zoning of R20/40, this home holds a lot of potential and could be subdivided into two lots (subject to relevant and council approvals). Situated on a corner block, this home has access to both Tiber Avenue and Sacramento Avenue, as well as being close to Amazon Drive. The inside is a blank canvas, with white walls, bare concrete floors ready to carpet, timber, lino, tile.... you name it! How will you transform this space to be your own? Shops, schools and parks are all nearby this home, which is ready for your next step! Will you move in, rent the place out, or put forward a development application? There is so much potential here in this wonderful property - come and take a look today!

Property Highlights of this delightful home include:

- Three-bedroom, one-bathroom home built in 1989
- Internal floorspace of 101 square metres
- Total block size of 730 square metres, zoned R20/40, may be potential for two green title lots?
- Elevated position opposite Ottawa Park
- Side gate access to the rear, through a single car carport
- Brick edged garden beds at front of home
- Split system A/C to main living area
- Bare concrete floors throughout
- Electric cooktop and oven in kitchen
- Large block, open and ready for transformation
- Council Rates: Approximately \$1900 per year
- Water Rates: Approximately \$1100 per year

Investor Summary:

- This house is currently vacant and ready for immediate occupation or investment
- Market rent for 127 Sacramento Avenue is approximately \$550 per week, once carpets/flooring installed.
- HouseSmart is highly active in Beechboro and surrounding areas - with an office right nearby the property - and can provide Property Management Services throughout the course of the sale and beyond.

With a floor space of 101 square metres, the home itself has a lot to offer, and is presented well. There's plenty of driveway space leading up to a single car carport, with room to park your caravan, boat or trailer here. Alternatively, fence in the yard and you have yourself a wonderful area for kids and pets to play in. Being situated across from a park, you only have to walk across for more room to kick a ball around!

Being zoned R20/40, this could allow for another property to be built at the back, or knock down the front property and built two new houses. The current house is presented in a state well enough to retain, so if you are not ready to develop, you can continue to rent it out instead. Floor coverings are needed throughout.

All bedrooms are healthy sized, and there's a front living space which provides another spot for family activities and relaxing. The bathroom is tiled with a nice dark blue colour, featuring a separate bath and shower. How will you transform this space?

The dining area to the home features a split system air conditioner, keeping the place cool in the summer and warm during winter! There are well-placed windows throughout, allowing good natural lighting. A sliding door from the dining area provides access to the patio. This dining area is quite large and there is more than enough space to put some bookshelves, a study desk, or extra TV.

The kitchen is structured around a large U-shaped benchtop, with metal sink, plenty of cabinetry, a pantry and built in electric cooktop oven. The laundry is immediately accessible here, perfect for conversion into a butlers pantry/laundry combined space. Large windows overlook your backyard here for a nice peaceful view.

This property is situated only approximately 25 minutes from Perth CBD, and has good access links to Tonkin Hwy North and South directions. For closer shopping, there is a small supermarket less than 200m away, as well as Coles Beechboro only 1KM away. Cafe's, restaurants and other food outlets are very close by. There are good public transport options along Beechboro Road North, with a bus stop next to the property. As for schooling options, there is a wide range. John Septimius Roe Anglican College is only 600m away, Beechboro Primary School at 1.8km, West Beechboro Primary School at 1.5km, Kiara College at 4.5km, and Hampton Senior High School at 2.7km.