

**14 Birchington Street, Beckenham, WA, 6107**

**House For Sale**

Wednesday, 14 August 2024



14 Birchington Street, Beckenham, WA, 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Kenric Lim



Vicky Zhou

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## Prime Location and Exceptional Space Perfect for Families or Investors!

Situated impressively in a prime location and boasting ample space, this well-appointed residence caters to various buyers, whether it's a family seeking extra room or investors aiming to capitalize on the market's current high rental yields and the generous land size. With a practical floor plan, this esteemed property promises to delight both you and your guests throughout the year.

Strategically located moments from public transport and the local IGA Beckenham supermarket and shops, this property also boasts close proximity to Westfield Carousel, Perth CBD, schools, and numerous amenities. The possibilities are endless, and the decision is easy for properties like this.

### Property Features:

- 📍 Prime 820m<sup>2</sup> Green Titled Block: Subdividable block with retain and build potential (STCA) R20/25.
- 📍 Recent Renovations: Complete roof restoration, freshly painted exterior and interior, and newly rendered outdoor walls.
- 📍 Modern Upgrades: Renovated kitchen cabinets, bathroom (including the addition of a second toilet), laundry, and separate toilet.
- 📍 Stylish Interiors: Beautifully sanded and varnished Jarrah floors, new electrical wiring, ceiling LED lights, and switches.
- 📍 Alfresco Living: Newly laid liquid limestone in the alfresco area, perfect for entertaining.
- 📍 Master Bedroom: Features built-in robes
- 📍 Two Additional Bedrooms: Generously sized for comfort
- 📍 Additional Space: Versatile sleep-out/fourth room to suit your needs.
- 📍 Well-Proportioned Backyard: Includes a powered garden shed and a reticulation system with garden bore water.
- 📍 Semi-Furnished: Near new fridge, washing machine, 50-inch TV

### Location Highlights:

- 📍 Approximately 190m to Bus Stop
- 📍 Approximately 550m to Beckenham IGA
- 📍 Approximately 1.1km to Well-Established Mills Park
- 📍 Approximately 1.2km to Beckenham Train Station
- 📍 Approximately 2.9km to Westfield Carousel Shopping Centre
- 📍 Approximately 7.5km to Curtin University
- 📍 Approximately 8.9km to Perth Airport
- 📍 Approximately 16km to Perth CBD
- 📍 Easy Access to Highways and Major Roads

Don't miss out on this opportunity contact your local winning team today for more information and to arrange a viewing!