

15 Stinton Street, Carey Park, WA 6230

House For Sale

Wednesday, 10 July 2024



15 Stinton Street, Carey Park, WA 6230

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 809 m2

Type: House



Kim Findlay
0892774200

Current Bid \$ 4 5 6 k

****CURRENT BID \$ 456,000 **Auction Location: ON-LINE* To be sold via Openn Negotiation online auction selling on Wednesday 24th July 2024 @ 18.30pm (unless sold prior to) *** All bidders must be registered BEFORE THE AUCTION in order to BID ***** Openn Negotiation allows for flexible buying terms for buyers (eg.subject to finance bids, flexible deposit & settlement dates subject to seller approval) ***** Full information pack & contract available upon request from selling agent Kim Findlay for information on how to bid ****Pretty as a picture is this 1960's well maintained and preserved character home on 809sqm duplex sized block zoned R20/30. Comprising 3 bedrooms, 1 bathroom with side access to freestanding car carport. No doubt the jewel in the crown is the development potential that allows the ability to retain the existing home and build another property at the rear (subject to council approval) which ensures this home will no doubt prove popular. Features at a glance:**

- Originally built in the 1960's - Fibro and Tile construction.
- Front perimeter fencing with heavy duty sliding gate.
- Shady front verandah with jarrah floors.
- Formal lounge with red brick fireplace, high ceilings and polished jarrah floorboards - reverse cycle split system air-conditioner and ceiling fan.
- Remodeled kitchen/dining area with loads of cupboards including overheads and gas upright cooker/rangehood.
- Large master bedroom with reverse cycle split system air-conditioner.
- Bedroom 2 and 3 both with reverse cycle split system air-conditioner.
- Original bathroom with bath/shower combo and vanity cupboard.
- Hallway with linen closet.
- The laundry comes equipped with large trough and more storage with fitted cupboards.
- A large shady patio area at the rear is the perfect afternoon solace to escape the daily grind with a beer or vino in hand while overlooking the established lawns and gardens.
- Side access via sealed driveway to a freestanding car carport (4wd with roof rack height compatible).
- An older style rear garage/shed is also provided at the rear of the block.
- 809sqm sewered block with wide 20m frontage
- Zoned R20/30
- Council Rates: \$ 1995.27
- Water Rates: \$ 1218.53
- Currently leased to happy tenant at \$400pw until 17/07/2025 who would be happy to stay on at lease expiry.

Well maintained and positioned character homes with this type of development potential are becoming increasingly hard to source so don't delay in securing 15 Stinton Street Carey Park. For more information contact Kim Findlay on 0404 461 174.