

16 Gertrude Avenue, Champion Lakes, WA 6111



House For Sale

Tuesday, 2 July 2024

16 Gertrude Avenue, Champion Lakes, WA 6111

Bedrooms: 3

Bathrooms: 1

Area: 7942 m2

Type: House



Ash Swarts
0894959999



Ashton Dekker
0894959999

From \$989,000

Welcome to 16 Gertrude Avenue in the beautiful Champion Lakes area. This is a huge 2 acres block of land in a prime location. **INSIDE:** The original home has 3 bedrooms, 1 bathroom, a formal living/theatre room, and an open-plan family living area with a large roomy kitchen. The house overall is in good condition for its age, but is mainly original. It boasts high ceilings and spacious rooms. The floor plan is very functional and allows room for the whole family with multiple living rooms, and has its own unique character. Throughout, you'll stay comfortable with the convenience of air conditioning and ceiling fans. **OUTSIDE:** There is not much to speak about, photos tell the story! Single car garage, with side access around the left side of the house to the rear paddock. Great opportunity for anyone who needs space, or wants some land for animals. **LOCATION:** You will struggle to find another large land holding like this one, so close to Kelmscott Centre. With all the development happening in the area, including the upgrading of the train line, it's only a matter of time before this property gets engulfed in the urban sprawl. It's a prime land holding close to the ever-popular champion lakes, that gives lots of options for homeowners and investors alike. **INVESTORS:** The current tenant is on a periodical tenancy but is prepared to stay on and pay \$410 per week. **HOW TO VIEW:** We have a walk-through video that we can share with you, and local buyers are welcome to inspect the property in person. Enquire to book your viewing. **PROPERTY PARTICULARS:** • Build Year: 1964 • Block Size: 7,942sqm / 1.96 acres • Living Size: 129sqm • Zoning: Special Residential • Water Rates: \$282/pa • Council Rates: \$ 2,000/pa • Potential Rental Yield: \$410/pw(all values are approximated)