

# 22 Saturn Street, Beckenham, WA, 6107

## House For Sale

Friday, 16 August 2024



22 Saturn Street, Beckenham, WA, 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Type: House**



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## Retain & build behind on a 1014sqm block - Call Hasi K

Hasi K is proud to present 22 Saturn St, Beckenham. Nestled on a massive 1,014sqm (approx.) block with exciting development potential, this large 3 bedroom 1 bathroom brick-and-tile home is as promising as they come and has even been leased privately - at a rental amount of \$550 per week, making it an extremely viable investment option, as well.

There are two separate subdivision options - one involving a future front lot of 474sqm (approx.) and a back lot of approximately 540sqm (417sqm effective). The second is two side-by-side subdivision with both being 507sqm (approx.) street-front lots with frontages of just over 10 meters. All plans are subject to local government assessment and Western Australian Planning Commission (WAPC) approval.

For now though, a spacious and sunken front living room welcomes you inside the existing house with its stunning character ceiling, fan and built-in bar - and is pleasantly overlooked by a generous study area. The adjacent open-plan dining and kitchen space has a sleek white Beko dishwasher to accompany a breakfast bar, tiled splashbacks, double sinks, a microwave nook, range hood and stainless steel gas cooktop and under-bench-oven appliances.

Within the sleeping quarters, a decent-sized master is the obvious pick of the bedrooms with its walk-in wardrobe. Both spare bedrooms have built-in double robes for good measure, with the practical bathroom playing host to a shower and powder vanity.

At the rear, an enormous patio off the dining area encourages under-cover outdoor entertaining, preceding the most expansive of backyard settings - a "blank canvas" if you will, that can be whatever you want it to be. In terms of parking, there is a single lock-up carport at the front of the residence, with gated side access revealing ample driveway space for further vehicles, leading into a huge secure triple lock-up garage - or workshop - with three separate roller doors.

Renovate and stay put, rent it out and reap the rewards or get the tick of approval on the plans before putting your developer hat on - the possibilities are endless here in this ultra-convenient location, perched within walking distance of the stunning Mills Park complex at the end of the street, the lush Lowth Road Reserve around the corner and the Streatham Street playground in the opposite direction. Enjoy a very handy proximity to Beckenham Primary School, Beckenham Train Station, bus stops, major arteries and Westfield Carousel Shopping Centre, with so much more also close by. This, ladies and gentlemen, is a unique property that promises rewards and opportunities aplenty!

Other features include, but are not limited to:

- Carpeted living areas and bedrooms
- Charming slate floor tiles in the kitchen/dining area
- Ceiling fans in all three bedrooms
- Functional laundry with a corner storage cupboard and patio access
- Separate toilet
- Double-door storage cupboard off the entry
- Fireplace
- Ducted air-conditioning
- Skirting boards
- Security doors
- Large garden shed
- Generous backyard lawn area
- Frontage - 20m (approx.)
- Block size - 1,014sqm (approx.)

Distances to (approx.):

- Mills Park Sporting Complex - 500m
- Beckenham Primary School - 900m
- Beckenham Train Station - 1.1km
- Westfield Carousel Shopping Centre - 2.9km
- Perth CBD - 14.0km
- Perth Airport (T1 & T2) - 14.4km

Water rates: \$1,195.55 p/a (approx.) - For period 01/07/2023 to 30/06/2024

Council rates: \$1930.00 p/a (approx.)

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