

3/15 Shelduck Cres, Bennett Springs, WA, 6063



House For Sale

Wednesday, 25 September 2024

3/15 Shelduck Cres, Bennett Springs, WA, 6063

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Two Storey Excellence with Combined Elegance - in Central Bennett Springs

Welcome to this vibrant and well presented three-bedroom, two-bathroom home built in 2009 and filled with elegant features inside and out. The home is placed comfortably on an approximately 335 square metre block and enjoys a sensational approximate 115 square metres of internal floorspace. There are some sensational features at this home including a beautiful modern interior, air conditioning and ceiling fans, downlights & feature lighting throughout, large living areas including a separate family room, and an undercover patio for the courtyard. What are you waiting for? Come and see how this wonderful new home can suit you...

Property Highlights include:

- Three-bedroom, two-bathroom home built in 2009
- Total lot size of approximately 335 square metres
- Approximately 115 square metres of internal floorspace – wow!
- Two-storey design
- Fully equipped modern kitchen
- Well-designed internal features throughout
- Upstairs family room with an amazing amount of space
- Secure double garage for parking
- Overlooking park area

Investor Summary:

- This property is currently owner-occupied and will be ready for leasing or moving-in upon settlement
- Market rent for this property is approximately \$650 per week
- Based on a purchase price of \$700,000 and market rent, the estimated rental yield for this property is 4.8%
- HouseSmart Real Estate is highly active in Bennett Springs and the surrounding areas, and can provide high-quality property management services from settlement and beyond!

Drive up to the front of this feature packed property and park securely inside the spacious double car garage. The entrance to the home is set back, enclosed and protected. Rendered brick walls, gabled front entrance, and a sleek metal roof complete the package here. The private rear position in the complex means this home feels grand and inviting! There's front lighting to welcome you home, and trees set behind the home provide shade and a touch of nature.

Inside the home, the timber floorboards make the space welcoming, and plenty of windows allow natural light in the home to make it feel even more spacious and welcoming. Split system air conditioning, downlights, and decorative lighting are just a few more features to love here. The sliding door allows great access inside and outdoors.

The primary bedroom is an excellent size and located towards the front of the home. There is comfortable thick carpet, LED downlights, split system air conditioning, large robe space and a long window that draws natural light into the room. The ensuite bathroom is a fantastic size and features a full length vanity with “his and hers” style bathroom sinks. The mirror runs the whole length of the vanity – and there’s a tile splashback and plenty of cupboard space underneath too! The shower is quite large, with tile walls, a manoeuvrable showerhead and stylish glass wall and door to draw you in.

The kitchen is centrally located, with a benchtop that wraps around. The benchtop hosts a breakfast bar, dishwasher, stainless steel sink, 900mm wide gas stovetop and dedicated rangehood, extra-wide fridge nook, built in oven and a massive amount of cupboard space. The main living space is totally flanked in glass windows ensuring that there is a plenty of natural light filtering in.

Upstairs, you have a cozy family area – ready for you to set-up however suits your family! The minor bedrooms have easy access to the main bathroom near here, which is complete with a separate bath and shower. These minor bedrooms are a great size, perfect for anyone to make the most of.

Back downstairs, flow through glass sliding doors to the undercover patio area, with a great outlook to the fully fenced courtyard area. Here you also have access to the nearby park which is a great place to have a walk with the kids or pets. Or simply sit out here in the courtyard with a cup of coffee and listen to the birds!

The home is located quite centrally in Bennett Springs right near Shelduck Park, Babbler Park, Fountain Park, and Gardens Park. Shopping is easy to do, with both the Springs Shopping Centre and Altone Park Shopping Centre close by. Commuting via public transport buses along Bennett Springs Drive and Altone Road and for those in cars Reid Highway is moments away! Local schools include Beechboro Christian School, John Septimius Roe Anglican Community School, Kiara College, and Beechboro Primary School. Don't miss out on this feature-packed property!