

3 Kapitzke Rd, Nickol, WA, 6714



House For Sale

Tuesday, 1 October 2024

3 Kapitzke Rd, Nickol, WA, 6714

Bedrooms: 4

Bathrooms: 2

Type: House



Dylan Rakich

Perfectly placed!

Get ready to be impressed by 3 Kapitzke Road, Nickol, where space and convenience come together in perfect harmony!

What to love?

Set on a 465m² block and boasting a house size of 171m², this beauty is nestled in a prime location close to schools, daycare, The Tambrey, and a local shopping village – ticking all the boxes for easy family living.

As you pull up, you'll notice the neat-as-a-pin frontage, with mature trees and palms adding a touch of greenery to your everyday life. Fully fenced and complete with a double carport, there's drive-through side access to the backyard – ideal for storing extra vehicles, trailers, or the boat!

Step inside, and you'll love the spacious open-plan kitchen, dining, and family area, each thoughtfully defined by partial walls, giving you the perfect balance of flow and separation. Tiled throughout and with ranchslider access to the outdoors, you'll stay cool and comfortable with fans and split-system air conditioning.

The kitchen is a delight, featuring overhead and underbench cabinetry, a pantry, a wall oven, a hob with a rangehood, and a dishwasher.

Clever placement of the sink means you're always part of the family action, whether cooking up a storm or simply keeping an eye on the kids.

The main bedroom is light-filled and offers an ensuite with a shower, toilet, and vanity for that touch of privacy. The other three bedrooms are generously sized, carpeted for cosy underfoot comfort, and ready to welcome the whole family. The tiled family bathroom features a bath, shower, and vanity, while the separate laundry, with its sliding door to the outside, adds to the practicality.

Seeking offers from \$549,000, ROI \$70,200p.a. - this could be your ideal first home or a great investment opportunity!

What to know?

Block size: 465m²

House size: 171m²

Built: 2000

Council rates: \$3,015.00 approx

Water rates: \$1,184.16

Currently leased to 15 June, 2025, at \$1350/week.

Who to talk to?

For more information about the property and to submit your offer, contact Dylan Rakich on 0497 083 254.