

30 Parana Crescent, Beechboro, WA 6063



House For Sale

Wednesday, 19 June 2024

30 Parana Crescent, Beechboro, WA 6063

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 700 m2

Type: House



Adam Bettison

0893782555

From \$619,000

Welcome home to this excellent three-bedroom, one-bathroom property. Refreshed and vacant, immediately ready for you to love, enjoy, move-in or lease out as an investment, this brick and tile 1987 build is not one to miss! With a total lot size of 700 square metres, green titled and zoned R20/35 (meaning subdivision may be possible, subject to approvals) and an internal floorspace of approximately 107 square metres, there is so much to love. Multiple living spaces inside give you a flexible lifestyle. The stone-look benchtops and freestanding gas oven give you quality centrepieces to use and enjoy, while you make the rest of the home your own! Massive windows throughout draw natural light into the space, while roller shutters preserve your slice of Beechboro in privacy, when you choose. Ducted evaporative air conditioning throughout keeps everything comfortable, and the green grass front and rear is a welcome sight to come home to. The hidden highlight of this property is the brilliant rear sleepout/workshop, which is a brick structure that enjoys power, plumbing, insulation and a built in oven. What will you do, with this blank canvas? The sky is the limit. With a market rent of \$600 per week, this property is ready for you now. Contact our team today!

Property Highlights:

- Three-bedroom, one-bathroom property built in 1987
- Total land parcel of 700 square metres
- Zoned R20/35, subdivision potential subject to approvals
- Internal floorspace of approximately 107 square metres
- Brick and tile build
- Large windows for natural light and street views
- Single carport plus extra room for parking
- Large rear patio
- Brick workshop
- Ducted evaporative air conditioning
- Operational bore to the gardens!
- Nearby schools and shops

Investor Summary:

- This property is currently vacant, and ready for immediate move-in or leasing out
- Market rent for 30 Parana Crescent is approximately \$600 per week
- Based on a purchase price of \$619,000 and market rent, the estimated rental yield for this property is 5.05%
- HouseSmart Real Estate is highly active in Beechboro and the surrounding areas - with an office in nearby Altone Park shops! - and can provide high-quality property management services from settlement and beyond

Approaching this property, you will notice it's placed on a large block and set back from the road. There is healthy green grass present, and the home is constructed of sturdy brick and tile from 1987. You will also have large sweeping windows that draw natural light inside all the living spaces and provide great street views. As you enter, you will find the entrance is secluded and a concrete path leads to it. Plus, there is tile flooring inside and the living spaces are wide and open, with a spacious and tile floor front living room which makes for an awesome extra living space or home theatre. Picture hosting family and friends in an open plan living area, flowing smoothly from the kitchen. The main living space is kept comfortable with a ducted evaporative air conditioning system, and there's plenty of power points for your appliances and home theatre system. The space is highly accessible, with a glass sliding door that opens up immediately to your own backyard. Entertain with ease in a kitchen looking out to the main living space and also the backyard. This preparation area is well served by a well-designed u-shaped stone-look benchtop with retro pink stone-styling, that matches the tiling in the bathroom and toilet. When it comes to good design, it's the little things that matter! The benchtop doubles as a small breakfast bar for morning routine flexibility. The space has a dedicated fridge nook and a centrally located pantry for ease of access. From an excellent freestanding gas stovetop oven to a modern dedicated rangehood, everything is positioned to make mealtimes special. Plus, there is a full height tile splashback to and stylish timber look cabinetry, to keep clean up time and storage simple. Entering the master bedroom, you will find it located at the front of the home and of a great size, a bright and welcoming space. All bedrooms have well placed windows which maximise natural light, ducted evaporative air conditioning, plenty of power points, timber look flooring, roller shutters, and built-in robe nooks for storage. The bathroom showcases a beautifully retro design with a separate bath and shower, frosted security glass, a wall-mounted mirror, and rose pink coloured feature tiling. Stepping outside, you will find yourself in a well-maintained backyard, predominantly covered in grass. You can also navigate the yard via concrete paths leading to the clothesline and rear shed. Entertain in a brick sleepout/extension space, equipped with power and insulation, holding immense potential. There is also a metal garden shed for storing garden equipment. The very flat and level block is 700 square metres and zoned R20/35, please check with the City of Swan for development and subdivision potential. The property is currently vacant, with a market rent of approximately \$600 per week. Living here means you have swift access to the CBD, Perth Hills, Tonkin Highway, and everywhere in between. You are a short drive from Altone Park Shopping Centre, which hosts fast food options like McDonald's and Domino's, and shopping options such as Aldi and Woolworths. This home is also nearby a post office and other amenities. You will also notice it is easy to find buses along Altone Road and Amazon Drive, taking you north towards Ellenbrook or south to Bassendean Train Station, the nearest train connection. Beechboro is a suburb with a high residential area, and has seen a large amount of growth in recent years (REIWA). There is a large shopping centre at the end of Amazon Drive, approx. 1 km from 30 Parana, which covers

all your essential shopping. Beechboro Primary School is only around 500m from the home, whilst West Beechboro Primary School and Kiara College are all less than 2 km from the home. There are many parks around the property, including the large Altone Park which has a swimming pool, gym, and playground for kids to enjoy. You will love this beautifully presented home with large open living spaces. Speak with our team today!