

**39 Scanlon Way, Lockridge, WA, 6054**



**House For Sale**

Wednesday, 14 August 2024

39 Scanlon Way, Lockridge, WA, 6054

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Nigel Ross  
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## An Investor's Delight!

Currently tenanted until the end of September 2024, this splendid 3 bedroom 1 bathroom home is your chance to earn some generous rental income before deciding on either moving in yourself, or continuing on as a very happy landlord.

Low-maintenance timber-look flooring graces a large, light and bright front lounge room, as well as the separate open-plan dining and renovated-kitchen area. The latter boasts stylish feature walls, a ceiling fan, a gas-upright cooker, a sleek white range hood, double sinks and decent storage space.

All three bedrooms are carpeted for comfort and have ceiling fans, whilst the practical bathroom is brilliant in its simplicity and features a bathtub with a showerhead. The separate laundry enjoys direct external access for drying.

The spacious backyard is somewhat of a "blank canvas" with a garden shed and plenty of room for a swimming pool or workshop down the track, if you are that way inclined. It is all so pleasantly overlooked by a delightful covered outdoor patio-entertaining area.

The word "convenient" is an understatement when considering this residence's tranquil cul-de-sac locale, within footsteps of Lockridge Primary School, bus stops, lush local parklands and our picturesque Swan River, with the likes of Good Shepherd Catholic School, Kiara College, Altone Park Shopping Centre, the Altone Park Golf Course, the Swan Active Beechboro leisure centre, future train stations, major arterial roads and the heart of our beautiful Swan Valley all only a matter of minutes away in their own right. What a setting!

Contact Nigel Ross today to find out more about this gem of a buy and potentially securing your future in the process!

Features include, but are not limited to:

- Solid 3x1 home
- Potential future rent of \$550 per week (approximately)
- Current tenant paying \$400/per week in rent (leased until 30/09/2024)
- Entry porch
- Split-system air-conditioning to the living area
- Separate dining and revamped-kitchen area
- Gas cooking
- Backyard access from the laundry
- Ceiling fans in every room
- Skirting boards
- Security doors and screens
- Gas hot-water system
- Rear garden shed
- Outdoor patio-entertaining area
- Large backyard
- Single carport - with gated access to the yard
- 440sqm (approx.) block
- Built in 1970 (approx.)