

4 Woolgar Way, Lockridge, WA 6054



House For Sale

Sunday, 23 June 2024

4 Woolgar Way, Lockridge, WA 6054

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 745 m2

Type: House



Adam Bettison

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From \$569,000

Discover the potential of 4 Woolgar Way, Lockridge. This expansive property, boasting a brick and tile four-bedroom home with an external detached games room, presents a unique canvas for investors, owner occupiers and renovators alike. Classic 1970s features are present just waiting for you to breathe new life into them such as an elevated house position with front concrete porch, timber window and door frames, a spacious kitchen area designed back when the kitchen and dining room was the family focal point of a home. I wonder if there are timber floorboards throughout, underneath the carpet? A great feature also, is the external detached games room which could be a brilliant retreat, workshop, hobby space, home gym or additional leasing opportunity. The home is currently tenanted, the tenants love the property, and are in a fixed term lease until September 2024 paying \$370 per week. How will you seize this opportunity? This property is being sold in as-is condition, with what you see simply being what you get - the seller is not warranting any approvals or working order clause. Regardless, this property is a great opportunity with its large block, development potential, and the versatility of the external games room. Embrace the chance to renovate and create your ideal living space or a profitable investment property.

Property Highlights:- Four-bedroom, one-bathroom brick and tile home built in 1971- Large 745 square metre, R20/35 zoned block- Development potential for subdivision, subject to relevant approvals.- Internal main home floor space of 108 square metres- External, detached games room features a floor space of approximately 32 square metres.- Elevated property offering a good street vantage- Classic and durable timber window and door frames throughout- Ducted air conditioning system (as-is condition)- Large and quite flat block- Gas cooking and ample kitchen cabinetry- Attractive proximity to parks, schools, shopping centres and public transport

Investor Highlights:- This property is currently tenanted (long term tenant who loves the home!) until September 2024 at \$370 per week.- Market rent for 4 Woolgar Way is approximately \$500 per week- Based on a purchase price of \$569,000 and market rent, the estimated rental yield for this property is 4.58%- HouseSmart Real Estate is highly active in Lockridge and the surrounding areas - with an office in nearby Beechboro! - and can provide high-quality property management services from settlement and beyond.

Welcome to a property set back from the road, offering an elevated view and a sense of privacy. As you arrive, you'll find a single-car metal carport and also a single-car garage, providing ample parking and storage options. The charming front porch invites you to relax and enjoy the serene surroundings. Step inside to a spacious living room with large windows which flood the area with natural light. The ducted evaporative air conditioning (sold in as is condition) might keep you cool in summer! The kitchen, with its generous U-shaped design and gas cooking facilities, is a great place for family time, entertaining and everyday meal preparation, complemented by abundant cabinetry. This home features four bedrooms, each with windows framed in classic timber trim, adding a touch of elegance, while security screens work to keep your property safe. The bathroom, ready for renovation or refreshment, offers an opportunity to add your own personal touch.

Outside, the expansive relatively-flat block, zoned R20/35, opens up possibilities for subdivision, subject to council and relevant approvals. The external detached games room at the rear is a versatile space, ideal for a retreat, hobby room, workshop, or an additional leasing opportunity. It includes a patio, in-wall air conditioner, and a wood combustion heater, ensuring comfort and functionality. Located near Korbosky Park and Mary Crescent Reserve, you'll enjoy access to bush areas, walking paths, lakes, and playgrounds. The property is within walking distance to Lockridge Primary School, Rosher Oval, Eden Hill Primary School, and Good Shepherd Catholic School. A short stroll to IGA Kiara and a quick drive to Altone Park Shopping Centre, Bassendean shops, and the train station ensures all your needs are within reach. The proximity to major roads and public transport makes commuting and travel convenient. Don't miss out!