

**40 Natham Square, Swan View, WA, 6056**



**House For Sale**

Monday, 28 October 2024

40 Natham Square, Swan View, WA, 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Trevor Black  
0419923858

## OFFERS FROM \$599,000 OPEN SATURDAY 2ND NOVEMBER 11.45AM-12PM

Fantastic starter home or investment.

This very neat brick and tile home is perfect for the homebuyer that wants to immediately move in, without the need for expensive renovations, which means you could be enjoying your new home by Christmas.

A large lounge to the front of the house has a lovely outlook to the East and a sliding security door, which could potentially lead to a courtyard area, but in the meantime makes for easy access when moving your furniture in.

A meals/family area adjoins the renovated kitchen....and what a kitchen!

There is lots of bench space, cupboards, a large pantry, dishwasher, gas cook top, stainless steel oven, rangehood, double sink, breakfast bar and a lovely outlook from the kitchen window.

Even if you don't like cooking, this kitchen will change your mind.

Another big ticket item has been renovated from new and that is the bathroom. Featuring a bath separate to the shower, a nice vanity and clean bright tiles, you won't be renovating the bathroom in the near future.

The 3 bedrooms have 'as new' looking carpet and the good size main bedroom has a split system air conditioner.

A full length patio overlooks the blank slate backyard, which is perfect for pets, children or even a shed.

Drive through the carport to the fully fenced backyard and if you want more access to the rear, it can be gained by removing a sheet or two of fencing.

A bonus feature of this property is the dual zoning R20/35 which means with some modifications, there could be serious potential in subdividing, if not now then in the future.

### Features

Solid brick and tile

Built 1977

684smq block

Well presented throughout

Large lounge

Family/meals

Fantastic renovated kitchen

Stainless steel appliances

Dishwasher

Large pantry

Breakfast bar

Large outdoor entertaining area

Safe secure backyard

A couple of hundred metres from natural bushland that is a great place to walk the dogs and there is a large park around the corner that has a children's playground.

A quick drive to the IGA or Coles shopping centres, which also features a few minor specialty shops, makes your weekly food shop a breeze, the large shopping precinct of Midland is only approx 5-7 minutes away, whilst public transport is a few minutes walk away.

You are only a short drive to the lovely Swan Valley or Perth hills which offer plenty of options to enjoy your weekend, whilst Perth Airport is only 20 minutes away.

Property Code: 2180