

# 45 Marniyarra Loop, Baynton, WA 6714



## House For Sale

Thursday, 4 July 2024

45 Marniyarra Loop, Baynton, WA 6714

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 3**

**Area: 416 m2**

**Type: House**



Wes Green

0891921988

**\$695,000**

Right across the road from Baynton West Primary School, this hot property is the perfect spot for families, hence why you'll never be without a tenant. The current lease runs to March 2025, so it's a sure thing for your investment portfolio. All three bedrooms have their own ensuite. This makes for a fantastic share house for corporate tenants. Each of them boasts a built-in robe, split aircons, and tiled flooring for easy cleaning and maintenance. The ensuites are identically simple and highly functional, with modern fixtures, sleek vanities and generous corner shower recesses. For the larger families, the layout will astound - open plan living and dining space, as well as the brag factor with that additional family room. This space is large enough for multiple uses; activity zone, theatre and still room for a study nook. Décor choices throughout are soft and neutral, and you'll love the top-notch cabinetry in the kitchen and the tonal roller blinds. The finishes are just fantastic, with loads of storage and workspace, and boasting gas cooktop, wide benchtop and sink with a view. The same style is matched in the laundry, again oodles of room for storage and functional space. To the outdoors and take in the plentiful living areas from the back door. Minimal landscaping means a saving of time, water and a blank canvas for entertaining. An undercover patio leads to an even larger paced courtyard, simple yet impactful for the entertainer. With the school across the road, driving in and out of the property is made easier with a rear carport and extra bay for a third vehicle. Make your success on the Karratha market with this bountiful investment. Wes Green is ready to take you through - 0430 058 175