

45A Oats Street, East Victoria Park, WA 6101

House For Sale

Friday, 5 July 2024

45A Oats Street, East Victoria Park, WA 6101

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 243 m2

Type: House



Kim Turner
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Contact agent for price guide

If you're looking for a home to share with family members, such as ageing parents or even siblings, or a residence with an income opportunity, this property easily ticks those boxes. It's effectively two separate homes on two separate floors, each with their own entrance. It works for multi-generational living, with each family able to have their own space, but be conveniently close by. It also lets you live on one floor and rent the other out, or you could rent both residences. We will point out that the first floor doesn't have a laundry so family members will need to share the ground floor laundry, and if you're leasing it out, one tenant may need to use a laundromat. The ground floor home has an open-plan living/dining/kitchen area with blackbutt timber flooring and split-system airconditioning. The well-appointed kitchen has ample storage, island bench with breakfast bar, stone benchtops, glass splashback and stainless-steel appliances. Sliding doors in the living area open to a covered alfresco area with decking and surrounded by garden beds. Here a staircase leads up to a balcony and the second home. Back inside, there are three carpeted bedrooms and two bathrooms on the ground floor. The master has mirrored built-in robes and an ensuite with shower, vanity unit and separate toilet. The two other bedrooms have built-in robes and are on either side of the main bathroom with bath/shower vanity unit and toilet. Rounding out the layout is the laundry. Upstairs, the balcony opens to an open-plan living/dining/kitchen area just as good as the one on the ground floor. It too has with blackbutt timber flooring and split-system airconditioning. The kitchen has plenty of storage, an island bench with breakfast bar, stone benchtops, mirrored splashbacks and stainless-steel appliances. There are two carpeted bedrooms. The master has his-and her walk-in robes and an ensuite with shower and vanity unit. The toilet is separate. At the front of the home is a double garage with a storage area and indoor access to the ground floor dwelling. There is room to park another car on the driveway. A side gate opens to the alfresco area and the stairs. The home is set at the back of the block, behind secure gates. It's in a very convenient location, just a five-minute walk from the Oats Street train station for a quick commute to the city. Or hop onto nearby Shepparton Road and take the bus or drive. The Somerset Pool and surrounding park is in walking distance, and you could stroll to the East Victoria Park café strip for a meal or drink. If you drive, you'll be there in minutes. You've got easy access to shops in East Victoria Park and Victoria Park, plus it's a short drive to Carousel, with its huge array of shops and entertainment options. There are plenty of local schools if you have children, and for higher education you can walk to South Metropolitan TAFE and Curtin University is nearby in Bentley. Come and check the home out and decide which opportunity you'll pursue.

Inside
Two-storey
Ground floor
Open-plan living/dining/kitchen area with blackbutt timber flooring and split-system airconditioning
Kitchen with island bench with breakfast bar, stone benchtops, glass splashback, underbench and overhead storage, stainless-steel appliances including oven, gas cooktop, rangehood and dishwasher, pantry and fridge recess
Three carpeted bedrooms and two bathrooms
Master bedroom with mirrored built-in robes and ensuite with shower with rainfall showerhead, vanity unit and separate toilet
Two bedrooms with built-in robes
Main bathroom with bath/shower, vanity unit and toilet
Laundry with broom cupboard
First floor
Open-plan living/dining/kitchen area with blackbutt timber flooring and split-system airconditioning
Kitchen with island bench with breakfast bar, stone benchtops, mirrored splashback, underbench and overhead storage, stainless-steel appliances including oven, gas cooktop, rangehood and dishwasher, pantry and fridge recess
Master bedroom with his-and-her walk-in robes, split-system airconditioning and ensuite with shower and double vanity unit
Toilet
Bedroom
Outside
243sqm block
Decked alfresco area with stairs to balcony
Garden beds
Double garage with storage area and internal access
Side gate to backyard
Balcony with tiled flooring

The property is currently tenanted until 08/01/2025 at \$1000 per week. Estimated current rates: Council: \$2,345.09 Water \$1,415.40 Before you Bid:

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