

47 Brand Ave, Usher, WA, 6230



House For Sale

Friday, 30 August 2024

47 Brand Ave, Usher, WA, 6230

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Michaela Ierace
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CURRENT BID \$515,000

Investors, this one's for you!

Situated on a 629 m²* block, this 2004-built home boasts over 140 m²* of living, including four bedrooms, two bathrooms, a separate lounge with French doors, and spacious open-plan living.

With the Tuart Forest at the end of your street, this location is popular with families and retirees.

As you walk in the front entry to the left is a spacious theatre room boasting double French doors.

The master bedroom is opposite, with a stunning stone bench top and matching splashback in the ensuite.

Through into the open plan living, which is flooded by the northern light in the winter, where the updated vinyl strip flooring flows throughout the whole home, making it easy care even for the bedrooms.

The updated kitchen with light timber cupboards and a contrast of the black benchtop gives a modern feel, with a pantry, and stainless-steel appliances including an under bench oven, gas hotplate, and rangehood. Giving you ample space to work and be part of the living area of the home as it overlooks the meals and the rear family room that then opens out to the alfresco across the back of the home.

With the minor bedrooms lying to the right-hand side of the property both bathrooms offer stone benchtops and matching Splashbacks

Through the single carport, the driveway continues all the way to the rear to the 6 x 6 metre* workshop. Fully enclosed yard safe for kids and pets, so you can sit on the back alfresco and watch as they play safely.

But this one won't last call Exclusive Agent and Auctioneer Roslyn Ierace today on 0407 529 398

- 2004 built home
- 4 bedrooms 2 bathrooms
- 629 m²* block
- 141 m²* of living
- Reverse cycle air conditioning
- Full length decked alfresco
- 6 x 6m workshop
- Reticulated lawns
- Currently rented at \$520 per week until 15/01/2025

Shire rates \$2,478.49*

Water rates \$1,281.53*

This property is for sale by Open Negotiation (Online auction with flexible conditions)

The auction has commenced, and the property could sell as early as tomorrow.

Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!

(The sellers reserve the right to sell prior) Register to watch the auction at openn.com.au

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

