

53 Scott Street, Koongamia, WA 6056

THE AGENCY

House For Sale

Saturday, 29 June 2024

53 Scott Street, Koongamia, WA 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 728 m2

Type: House



Shane Schofield
0448070990

Offers from \$499,000

Please come along to the FIRST VIEWING and GRAND OPENING of this gorgeous home this Sat 29th and Sun 30th June from 11am to 11:40am. We look forward to seeing you there. Welcome to this delightful three-bedroom home, offering a blend of privacy, tranquility and modern comforts. Nestled behind a charming fence adorned with blossoming bougainvillea, the front yard provides a secluded haven from the outside world. As you step inside, you are greeted by a formal lounge room featuring a built-in fireplace, perfect for cozy evenings. The open-plan meals and kitchen area extends beyond the lounge, creating a spacious and inviting atmosphere. The kitchen, with its lovely views over the side yard, is bathed in natural light, enhancing the sense of openness and warmth. Behind the kitchen, you'll find a modernised laundry with convenient access to the side yard. Down a central hallway, three generously proportioned bedrooms await. The modernised bathroom is centrally located, ensuring easy access from all bedrooms. The third bedroom, with its versatile design, can serve as a fantastic study or even a second living area, catering to the needs of a larger family. The entire home is graced by stunning Jarrah floors, adding a sense of warmth and charm throughout. The highlight of this property is undoubtedly the massive outdoor entertaining area. Featuring a soaring gabled roof and timber decking, this space offers spectacular views over the tranquil back garden and the twinkling lights of the suburb below. With pull-down blinds on all three sides, the entertaining area can be enjoyed year-round, making it perfect for hosting gatherings in any season. A few steps down from the deck, you'll find yourself immersed in a gorgeous Australiana-inspired garden. Meandering gravel paths wind through beautiful shrubs and native plants, creating a serene and picturesque setting. A small garden shed provides additional storage, keeping the garden tidy and organised. Here are just some of the many features this picturesque home has to offer: -Potential rent return of \$550 pw (subject to change) -Shire rates are approx \$2,500 per year (subject to change) -Water rates are approx. \$1,400 per year (subject to change) -Originally built in 1965 with the outdoor patio approved in 2006 -Front wire fence is covered in bougainvillea to add privacy -Lovely front lawn area with a central tree for shade -Single concrete driveway leading down to a carport with a skillion roof -The front gardens are lovely with a variety of citrus, olives, natives and shrubbery -There is a lovely open entertaining area out the front -A beautiful water feature sits opposite the front door to welcome guests -There are gates on either side of the house leading through to the backyard -The gates at the end of the carport lead through to gravel so you can park a trailer or an additional small car -The front porch is raised to welcome visitors to the home -There is a single front door with a security screen to welcome you into the home -Once inside the home you are greeted by a lounge area with a central fireplace -There is a split system air conditioner for temperature control as well in this room -This open plan area has lovely views over the front garden area -The kitchen flows through from the lounge and has enough room for a table and chairs -The kitchen has been modernised to include a double sink, a gas cooktop and electric oven plus overhead cabinetry -The kitchen has light wood look cabinetry and laminate benches -The laundry sits behind the kitchen and has access to the side yard -It has been modernised to include a single linen cupboard, a circular sink plus room for a top loading or front loading washing machine -The toilet with its own sink is located behind the laundry -The central hallway has three sizeable bedrooms with the third having French doors out to the fantastic entertaining area -There is a built in linen cupboard in the central hallway -The main bathroom is also located down this hallway and has a bath, shower and a vanity -Bed one and two both have built-in robes for additional storage -The main bedroom has a split system air conditioner for temperature control -The third bedroom could be used as a study or second living area. -The French doors also have a pull back fly wire door so you can let the cool air in without the bugs -The home has stunning Jarrah polished floors throughout the home -The home is painted a light neutral colour to go with any decor -The large outdoor entertaining area stretches the length of the rear of the home -This beautiful space has a gabled roof and timber decking -There are pull down blinds right around the perimeter of the outdoor entertaining so you can use this space all year round. The blind along the back of the entertaining area is electric while the rest are manual -The backyard is a tranquil space with meandering paths around garden beds filled with natives -There is a garden shed in the rear of the property for storage -There is a Bosch instantaneous hot water system for the home -The property has a rainwater tank to water the gardens -Please note - there are no doors on bedroom two and three however there is a pull down blind for privacy on bedroom three -There are 11 solar panels for energy efficiency on the home -Please note -the security camera in the carport and backyard plus the three solar powered garden lights will not remain at the property at Settlement -The property is located across the road from Boya and Water Corporation land so there are no homes across the road -Only a 3 minute drive to a small shopping strip with a fantastic green grocer, a cafe, doctors surgery, pharmacy and numerous specialty shops -Less than 5km to the heart of the Midland shopping precinct and SJOG Public and Private hospitals -Only 20 minutes to the Perth airports so a

fantastic spot for FIFO workers This charming home is a true retreat, offering a peaceful oasis with modern amenities and ample space for both relaxation and entertaining. Don't miss the opportunity to make this delightful property your own. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.