

**56 Edney Road, High Wycombe, WA 6057**

**Professionals**

**House For Sale**

Wednesday, 10 July 2024

56 Edney Road, High Wycombe, WA 6057

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 413 m2**

**Type: House**



Scott Jordan  
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**\$539,000+**

This stylishly renovated home has nothing left to do except enjoy. It's been thoughtfully updated with timber laminate floors, LED lighting and a sleek new kitchen with top-of-the-line Bosch appliances. The neutral colour palette with sheer curtains gives it a modern Hampton feel and the beautifully renovated bathroom with floor to ceiling tiling finishes this home off perfectly. Outside you will find your very own private courtyard with a raised timber deck and small garden which is perfect for entertaining guests. Positioned right next to Edney Primary School, Scott Reserve, a day care centre, shops, public transport and major arterial roads. All features include:

- Master bedroom with 3 x built-in robes, carpet, blinds and sheer curtains
- Bedrooms 2 and 3 both with BIR, carpet, blinds and sheer curtains
- Upgraded kitchen with 4 burner electric cooktop and rangehood, Bosch oven and dishwasher and additional island bench with pot drawers
- Open plan dining and lounge area with RC split system
- Stylishly renovated bathroom with floor to ceiling tiling, frameless shower, toilet and timber style vanity
- Great sized laundry with a large linen cupboard and 2nd toilet
- Double carport with a nice, grassed area for the kids
- Low maintenance courtyard with raised timber deck and garden beds
- No strata fees
- Ducted air-conditioning throughout
- Easy care 413sqm block approx.
- Built 1967
- Land rates \$1919 approx.
- Water rates \$1059 approx.
- Amazing tenants who treat it like it's their own with a fixed term lease for \$550/week until 24/01/2025.

Contact Scott Jordan on 0419 903 244 to organise a viewing time or for any queries. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.