

**7 Farmview Drive, Bellevue, WA 6056**



**House For Sale**

Wednesday, 3 July 2024

7 Farmview Drive, Bellevue, WA 6056

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 756 m2**

**Type: House**



Adam Bettison

0893782555

## From \$599,000

Welcome to this brilliant family home, perfect for a relocation to the quiet Perth Hills lifestyle, the prize property of your investment portfolio, or your entry into the property market - what a home to love! Three-bedrooms, two-bathrooms are comfortably placed on a spacious 756 square metre block, with 148 square metres of internal living space, give way to stunning views from your elevated block down to the Helena River catchment. There are plenty of upgrades here - enjoy a modern kitchen, open-plan living across two large living areas, and seamless indoor/outdoor entertaining. The master bedroom features a great ensuite bathroom, while two additional bedrooms provide comfort and convenience. You are spoiled for choice with ducted air conditioning, split cycle air conditioning and ceiling fans. With 12 solar panels, a secluded patio, and prime outdoor space, this home is perfect for families and investors alike. Close to parks, schools, and transport, it's an ideal location. Don't miss out—contact our team today and make this stunning property yours!

**Property Highlights:-** Three bedroom, two bathroom home built in 1994- Elevated position with scenic Helena River Catchment views- Spacious 148 square metres of internal living space- Large 756 square metre block- Ducted air conditioning, multiple split cycle air conditioners, and ceiling fans!- Energy-efficient with 12 solar panels- Modern kitchen with large wrap-around benchtop- Open-plan living area with natural light- Secluded patio and backyard for entertaining- Secure parking with drive-through carport access- Close to parks, green spaces, and walking trails- Excellent transport links to Roe and Great Eastern Highways- Proximity to schools and Midland Train Station- Council rates of approximately \$2,445 per annum- Water Rates of approximately \$1200 per annum

**Investor Summary:-** 7 Farmview Drive is currently leased on a fixed term lease until the end of July 2024, beyond which the lease becomes periodic (month to month). The tenants are currently paying \$510 per week, and love the home. - Market rent is approximately \$650 - \$700 per week- Based on a purchase price of \$599,000, this property has an estimated rental yield of 5.66%!- HouseSmart Real Estate is highly active in Bellevue and the surrounding areas, and can provide high quality property management services throughout settlement and beyond!

Say hello to this beautiful three-bedroom, two-bathroom home in Bellevue, built in 1994 and offering a perfect blend of comfort and convenience. As you approach this elevated property, you'll be greeted by stunning views of the Helena River water catchment from the front yard, patio, and driveway. The large windows and secluded patio create a welcoming entrance. Convenient parking is available on the driveway, as well as a carport with drive-through access to the rear. As you enter, you are greeted by a spacious front living area with large windows on both the front and side, enhancing natural light. This area includes ducted evaporative air conditioning, a split cycle air conditioner, and provides direct access to both the kitchen and the main living area. Picture hosting family and friends in the open-plan living area directly connected to the kitchen and is bathed in natural light thanks to the double-sliding glass doors that lead to the backyard. This flexible space is ideal for indoor/outdoor entertaining, allowing you to fully open it up during summer. The modern kitchen boasts a huge wrap-around L-shaped benchtop in an earthy color scheme that complements the floor tiling. Ample built-in cupboards, a built-in dishwasher, a 900mm wide gas stovetop oven with dedicated rangehood, and a large pantry provide all you need for enjoyable meal preparation. An oversized window above the double sink offers a lovely view of the backyard. The home includes three bedrooms and two bathrooms. The master bedroom, located at the front of the home, boasts a large street-facing window, a ceiling fan, split cycle air conditioning, ducted evaporative air conditioning, a walk-in robe, and an ensuite bathroom with a modern vanity and rainfall showerhead. Two additional bedrooms feature built-in robes, ceiling fans, and ducted air conditioning, with one also offering a split cycle air conditioner. The family bathroom includes a large shower with a rainfall showerhead and a separate bath. All bedrooms are equipped with ducted air conditioning and ceiling fans, and one secondary bedroom also has a split cycle air conditioning unit. The family bathroom is spacious, with a large shower, rainfall style showerhead, earthy color scheme, and a separate bath. Step outside to a prime outdoor entertainment space in the backyard. The patio wraps around the home, complemented by green grass and a large garden shed with an attached shaded lean-to. Drive-through access via the carport provides secure parking. The well-equipped laundry offers ample storage and appliance space, with a massive laundry trough and a separate toilet. The home features a beautiful light green roof, brick and cream exterior, and earthy gray floor tiles throughout the interior. Nestled in the Shire of Mundaring, Bellevue is a highly sought-after area. With its rich history and close proximity to the Helena River, parks, green spaces, and walking trails, it offers a perfect balance of nature and convenience. The Heritage Railway Trail nearby provides excellent cycling opportunities, while the Roe and Great Eastern Highways ensure easy access to transport links for commuting. Local amenities include schools such as Clayton View Primary School, Greenmount Primary School, and Helena River Steiner High School. The nearby Midland Train Station, currently undergoing major improvements, offers convenient public

transport options. Lake Leschenaultia. Currently leased at \$510 per week until the end of July, with a market rent of around \$650 per week, this property is an excellent investment opportunity or a wonderful family home ready to move into. Don't miss your chance to own this charming Bellevue home with breathtaking views and superb features. Contact our team today!