

**7 Rio Court, Beechboro, WA, 6063**

**slp.**

**House For Sale**

Wednesday, 14 August 2024

7 Rio Court, Beechboro, WA, 6063

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Alex Gillan

1300947777

## "AFFORDABLE PROPERTY PERFECT FOR FLY-IN FLY-OUT"

A Practical light and bright property that is easycare and perfect for the "Lock-up & Leave senario". Nestled in the serene neighborhood of Beechboro, this delightful home on Rio Court offers an incredible opportunity for first-time buyers, fly-out fly-in workers or investors. Located close to the Tonkin for access to Both Domestic & International Airports, eight minutes from the Morley Galleria Shopping Complex and twenty five minutes from the City Centre. The area has an abundance of schools and you are walking distance from shops & transport.

Beechboro is known for its family-friendly environment and close-knit community. With several parks and recreational areas nearby, there's plenty of space for outdoor activities and leisure. The property is also conveniently located near top-rated schools such as Beechboro Primary School and Hampton Senior High School, ensuring quality education options for families.

THE BIG BONUS! the "Morley-Ellenbrook Train Line" is expected to be operational in late 2024 with a station just 2.6km or 4 minutes by car to park & ride.

### Features

- \* Four Bedrooms.
- \* One Bathrooms (renovated)
- \* Formal lounge.
- \* Dining/casual meals.
- \* Kitchen tiled with gas stove, single sink & pantry, fridge recess.
- \* All bedrooms vinyl flooring.
- \* Laundry has washing machine taps & small overhead cupboard..
- \* Security cameras.
- \* Gas hot water system.
- \* Ducted reverse cycle air conditioning.
- \* Patio/pergola.
- \* Single carport enclosed with manual tilt door.
- \* Security screens & doors.
- \* Medium garden shed..
- \* Built: 1986.
- \* Block Size 506sqm.

### 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.