

**71 Maguire Ave, Beechboro, WA, 6063**

**slp.**

**House For Sale**

Wednesday, 14 August 2024

71 Maguire Ave, Beechboro, WA, 6063

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## THE SPARKLE HAS BEEN BROUGHT BACK

Nestled in the heart of Beechboro on Maguire Avenue, this delightful three bedroom, one bathroom home offers incredible value for those seeking a comfortable and convenient lifestyle. Built in 1984, this property has been well-maintained and features an inviting below ground pool, perfect for cooling off during warm summer days. The spacious living areas and practical layout ensure a welcoming environment for families, investors or first-time homebuyers.

Beechboro is a vibrant suburb known for its strong community spirit and excellent local amenities. With several parks and recreational facilities nearby, you'll have plenty of opportunities to enjoy outdoor activities.

Local schools such as East Beechboro Primary School and Kiara College are just a short drive away, adding to the property's appeal for families. The area also boasts convenient access to public transport and major roads ensures you can easily reach Perth's city centre and other surrounding suburbs.

**THE BIG BONUS!** the "Morley-Ellenbrook Train Line" is expected to be operational in late 2024 with a station just 4.2km or 7 minutes by car to park & ride.

### Features

- \* Three Bedrooms.
- \* One Bathrooms (semi-ensuite).
- \* Formal Lounge carpeted with wood fire.
- \* Dining.
- \* Family Room/Games Room (addition) carpeted.
- \* Renovated kitchen with electric cooktop, under bench oven, double sink & pantry.
- \* Bedroom 1 Built-in robe, carpeted, ceiling fan/light & room air-conditioner
- \* Bedroom 2 Carpeted, ceiling fan/light & room air-conditioner
- \* Bedroom 3 Built-in robe, carpeted, fan/light.
- \* Ducted evaporative air-conditioning.
- \* Gabled colorbond patio/pergola.
- \* Single carport with auto door.
- \* Below ground pool.
- \* Security screens and doors.
- \* Bore reticulated gardens.
- \* Built: 1984.
- \* Block Size: 697sqm.

### 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.