

4/13 Bray Place, Beechboro, WA, 6063



Villa For Sale

Wednesday, 14 August 2024

4/13 Bray Place, Beechboro, WA, 6063

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Villa



Adam Bettison
0893782555

Park Fronting Villa with Brand New Renovated Kitchen & Refreshed Bathroom!

Welcome to this brilliantly renovated, two-bedroom, one-bathroom villa! This refreshed home is ready to be yours today. Built originally in 1985, the property is ready for a new owner to enjoy the brand new kitchen (with butlers pantry) and refreshed bathroom.... Don't miss out! This property features a 64 square metre internal floorspace on an approximately 135 square metres of total land size, encompassing a dedicated carport, front courtyard and rear yard too, with direct access to Maguire Oval via a lockable pedestrian gate. Check out the sleek benchtops, new flooring throughout most of the property, built in oven and dishwasher, and brilliant butlers pantry/laundry space - there's so much to love here! Contact our team today.

Property Highlights:

- Two-bedroom, one-bathroom home built in 1985
- Total internal lot area of 64 square metres
- Approximate total space of 135 square metres, including dedicated carport, front courtyard and rear backyard.
- "Old-style" strata plan with 9 villas in the complex
- Brand new kitchen renovation with metal sink, built in dishwasher, electric oven, rangehood
- Butler's pantry/combined laundry with renovated benchtop, cabinets, sink, tiling and backlighting
- Large windows throughout
- Double built in robe to master bedroom
- Ceiling fans throughout, many are remote controlled!
- Split cycle air conditioning in master bedroom and main living space
- Refreshed bathroom with brand new vanity, full height tiling and glass door, plenty of storage here!
- Rear storage/garden shed
- Plenty of great lifestyle destinations nearby in the Swan Valley such as wineries, cafes, breweries and restaurants!
- Strata levies: Approximately \$562.80 per quarter
- Water Rates: Approximately \$1000 per year
- Council Rates: Approximately \$1700 per year

Investor Summary:

- This property is currently owner occupied and will be vacant at settlement.
- Market rent for 4/13 Bray Place is approximately \$485 per week
- Based on a purchase price of \$400,000, this property has an estimated gross annual rental yield of a massive 6.5%!
- HouseSmart Real Estate is highly active in Beechboro (with an office right nearby!) and the surrounding areas, and can provide high quality property management services throughout settlement and beyond!

Come home to this property, and park in the dedicated carport. The home features a secluded entrance, tucked away behind a gate and brick fence. Plus, there is a front courtyard area. As you enter, you will see a security mesh door and newly installed carpet flooring leading into the main living space.

Moving through to the living area, walking across brand new carpet flooring, you can either enjoy the comfort here of multiple ceiling fans (remote controlled) and a split cycle air conditioning unit, easily access the backyard via a glass sliding door, or walk through to the kitchen.

The kitchen - wow! You can prepare meals with ease in a kitchen with a large L-shaped black stone benchtop and a deep metal sink. From the discreet built-in dishwasher to the electric oven and cooktop, everything is positioned to make your cooking experience effortless. There is a sleek white splashback tile behind the benchtop and a dedicated metal rangehood above the cooktop. Plus, there are lovely moss blue-green cupboards with black metal handles.

Flowing from the kitchen, there is a semi-connected butler's pantry with excellent cupboard and benchtop space, stylishly matching the main kitchen area. There is a white tile splashback above the pantry and a metal sink too, with space for a built-in washing machine. Plus, there are wall-mounted cupboards maximizing storage options and backlit lighting

providing a warm lighting option. The floor throughout this section of the home is a freshly tiled grey slate.

This home enjoys two bedrooms and one bathroom. Entering the front courtyard-facing master bedroom, you will see a double-built-in robe, a split cycle air conditioning unit, and a ceiling fan. There is also a window looking out to your front courtyard. Moving to the secondary bedroom, there's a newly installed remote control ceiling fan and new carpet flooring. The bathroom is nicely renovated, with a brand new vanity and storage units. Plus there is floor-to-ceiling tiling and a glass door to the shower.

Stepping into the backyard, you will find a shed with brick flooring. You can enjoy the courtyard and patio area at the rear. There is also a lockable gate that directly opens up to the rear park behind, offering a lovely view of Maguire Oval.

Living here means residing in the popular neighborhood of Beechboro. Commuting is a breeze with close proximity to Tonkin Highway and Reid Highway. Accessing both Domestic and International Airport terminals is a breeze. The nearest shopping centres are Morley Galleria and Altone Park Shopping Centre, ensuring you have multiple options.

Enjoy the family-friendly environment and close-knit community of Beechboro, with a park/oval right on your rear doorstep! Local schools include Beechboro Primary School and Hampton Senior High School.

You will love this home's serene location that backs onto a park. Contact our team today....