

1/53 Beatty Ave, East Victoria Park, WA, 6101



House For Sale

Wednesday, 20 November 2024

1/53 Beatty Ave, East Victoria Park, WA, 6101

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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Low-Maintenance Home with Large Courtyard & A/C, in Prime Location!

Welcome to this well-designed three-bedroom, one-bathroom property in a great location nearby all your essentials. Currently rented out, this property makes a great investment opportunity, or low-maintenance home to move in to down the line. With a large living area, outdoor courtyard area with sliding door access, kitchen with all your essentials, dining area with air conditioning and plenty of storage space throughout.... what more could you ask for? Make this your new home today!

Property Highlights:

- Three-bedroom, one-bathroom property built in 1998
- Brick and tile build
- Approximate total land size of 238 square meters
- Approximate total built size of 88 square meters
- Undercover parking area for two cars
- Private driveway access to home
- Air conditioning to living area
- Large kitchen with double stainless steel sink, gas hotplates & built in pantry
- Mirrored built in robes to main bedroom and third bedroom!
- Built in robe cupboard to second bedroom
- Sizeable front courtyard area
- Secondary courtyard for laundry
- Highly walkable location, only 5 minutes to upgraded rail service and bus stops!

Investor Summary:

- This property is currently leased until February 2025 for \$640 per week
- Market rent for 1/53 Beatty Avenue is approximately \$650 per week
- This property is on a strata title, with private driveway access
- HouseSmart Real Estate is highly active in East Victoria Park and the surrounding areas, and can provide high-quality property management services from settlement and beyond!

Why Buy?

This charming three-bedroom, one-bathroom home is a testament to comfortable living and convenience, nestled in the vibrant community of East Victoria Park, WA. The property showcases a traditional brick and tile facade. The home is positioned on an approximate 238 square meter allotment, with a built size of around 88 square meters, providing an intimate yet spacious environment for residents.

Upon arrival, you are greeted by a private driveway leading to an undercover parking area, ensuring ease of access and security for your vehicles. The residence boasts a generous front courtyard, which is a perfect canvas for your gardening flair or an ideal space for outdoor relaxation and entertaining.

Step inside to discover a welcoming interior that features air conditioning in the living area, ensuring year-round comfort. The living space is ample and versatile, seamlessly connecting to the dining area and kitchen, creating an open and inclusive atmosphere. The kitchen is well-appointed with a double stainless steel sink, gas hotplates, and a built-in pantry, ready to cater to your culinary adventures.

Comfort continues into the sleeping quarters, where the main bedroom includes mirrored built-in robes, offering ample storage and convenience. The additional bedrooms also feature built-in robe cupboards (mirrored to bedroom 3 and robe to bedroom 2), ensuring that each family member has their personal space well-organized.

Located in a highly walkable area, this home is a mere 5 minutes from upgraded rail services and bus stops, making commuting a breeze. Additionally, the property is currently leased until February 2025 at \$640 per week, with market

rent estimated at around \$650 per week, highlighting its potential as a savvy investment.

Don't miss the opportunity to own this delightful property, where ease of living and convenience converge. Contact us today to find out more about making this house your new home or the next addition to your investment portfolio!