

1/59 Royal Street, Tuart Hill, WA, 6060



House For Sale

Monday, 28 October 2024

1/59 Royal Street, Tuart Hill, WA, 6060

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House

FALL IN LOVE WITH THIS CHARACTER COTTAGE

Welcome to this cute renovated 3-bedroom home nestled in the vibrant community of Tuart Hill. This property offers a perfect blend of comfort, convenience, and character, making it an ideal choice for families, first-time buyers, or savvy investors looking to capitalize on a prime location.

ACCOMMODATION

Beautiful solid slate at the entrance

Living area through to the meals and kitchen area has a high timber raked ceiling, solid jarrah floorboards, brand new roller blinds and a character built-in gas heater

Meals area has entry out to the rear outdoor area

Kitchen features 2 x pantries, gas cooktop with electric oven, dishwasher, microwave recess, fridge recess

Master bedroom has fitted 6 door built-in-robos, brand new carpet, brand new roller blinds and brand new split system air-conditioner

2nd bedroom has built-in-robe, brand new carpet, brand new roller blinds and brand new split system air-conditioner

3rd bedroom has brand new carpet and brand new roller blinds

Bathroom has a separate bath and shower and lovely vanity with plenty of cupboard space below and above

Laundry has lots of built in cupboards and storage area

Separate wc

Hallway has a linen press, double door cupboard and an extra storage cupboard

Additional Features:

Security system with 5 x internal sensors

Double brick with color bond roof and carport

16 x solar panels

Gas instant hws replaced 2 years ago

Garden shed

Shire rates: \$1,618.84 pa

Water rates: \$1,133.58 pa

Set on a generous 440 sqm block, the outdoor area offers plenty of room for children to play, gardening enthusiasts to recreate a garden, or for you to simply unwind in your own private oasis. The carport accommodates one vehicle, with additional open parking.

Prime Location: situated in the sought-after suburb of Tuart Hill, this home is close to local parks, schools, shops, and public transport. Enjoy the convenience of city living while being able to retreat to your peaceful sanctuary.

Built to Last: constructed in 1961, this home combines classic charm with modern potential. With a little creativity and personal touch, you can enhance its character by transforming the outdoor area.

Note from the seller who has owned the property since 2003:

"I think the eaves and the area below the front outdoor windows may be asbestos" (a lot of the older properties have asbestos but as long as it is in good condition like this property, then it is not an issue)

"3 x front outdoor lights are not working, but they are not necessary as there are other front outdoor lights working"

The property is a strata but there are no strata fees or strata manager as there are only 2 x homes on a corner block, each facing a different road.

The property is so cute and has been lovingly renovated and will be sold in "as is" condition but to put your mind at rest, a building and pest inspection has just been done on the property and you can request a copy of both.

For investors, please note that the City of Stirling will permit SOME commercial uses (but applications need to be assessed and approved).