

**1 Cothill court, Eden Hill, WA, 6054**



**House For Sale**

Wednesday, 6 November 2024

**1 Cothill court, Eden Hill, WA, 6054**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



**Bradley McBeath**

0437015817

**"YOU'LL BE GLAD YOU CALLED BRAD"**

MORE PROPERTIES WANTED FOR GENUINE & QUALIFIED BUYERS WHO MISSED OUT ON THIS ONE.

THE MARKETING CAMPAIGN FOR THIS PROPERTY ATTRACTED-

MULTIPLE INSPECTIONS

MULTIPLE OFFERS

MULTIPLE BUYERS WHO MISSED OUT

"YOU'LL BE GLAD YOU CALLED BRAD"

Ray White & EDEN HILL TOP SELLING AGENT Bradley McBeath welcome you to this exciting opportunity to purchase a RENOVATED HOME on it's own full sized, 688m2 "GREEN TITLE" block of land that is located in the HIGHLY SOUGHT AFTER suburb EDEN HILL.

TO AVOID DISAPPOINTMENT, REGISTER YOUR INTEREST IMMEDIATELY, THIS ONE WILL BE POPULAR!!!

As well as being located in a family friendly Cul De Sac, this home is in an uber convenient location!

You are literally minutes away from all of the local amenities that are available in Bassendean, Morley & Beechboro.

Shops, schools, day care facilities, public transport are all moments away from what could be your new home!

The heart of this home is the open plan kitchen/dining/casual living area, this family friendly space is perfect for chatting whilst preparing meals.

The RENOVATED KITCHEN features a stainless steel oven & rangehood, a new Miele 5 burner gas cook top & a dishwasher.

There is an abundance of cabinets & storage space, a free standing island bench/breakfast bar, a big fridge recess & large pantry.

Off the kitchen area is the back living room, this air conditioned space is big enough for a family lounge room.

At the front of the home is another separate living area which has previously been set up as a home theatre.

The Master bedroom has a good size mirror door built in robe.

Bedrooms two & three both have built in storage.

Bathroom is in original but good condition, there is a separate shower & bath tub.

FOR THOSE WHO ENJOY ENTERTAINING, YOU WILL LOVE THE BACK YARD!!!

This family friendly space has a nice lawn which would be perfect for your children or pets to run around.

The gardens are taken care of by the automatic bore reticulation.

Year round entertaining is available under the generous size patio.

New color bond fencing has already been done on all three sides by the current owner.

Secure, under cover parking is available for three cars behind the automatic roller door.

There is drive through access to the 35m2 powered shed which has a roller door & could easily fit a project car or your trailer etc.

Extra Features Include -

+ Auto Bore reticulation

+ 2x split system air conditioners

+ Timber laminate flooring to the traffic areas

+ Gas instantaneous hot water system with two internal touch pad controllers

+ Security screens to doors & windows

Eden Hill would have to be one of Perth's most under valued suburbs.

Located right next door to Bassendean & Morley which have both already skyrocketed up in value, this suburb is poised for it's turn to appreciate.

Eden Hill residents have access to all of the amenities in Bassendean & Morley without the hefty price tag, but things will change, GET IN NOW WHILE YOU CAN!

Located less than 13km's from the Perth CBD, this suburb certainly falls into the within 15km's of a major city centre that investors rely on for future capital growth.

Additionally with Eden Hill being a short 15 minute drive to the Perth Airport, this location is perfect for FIFO workers or those who live the lock & leave lifestyle.

From an investment perspective, the rental estimate for this property is \$600 per week.

2023 Rates

Shire \$2152 (Which includes a \$140 levy to have a larger general waste bin)

Water \$1141

Reasons why Cothill Court is an AWESOME place to call home -

- + Multiple options nearby for schooling & day care facilities
- + Walking distance to local shops, minutes away from major shopping centres
- + Less than 3km's to the Bassendean Train Station or a 5 minute drive to the soon to be completed Morley Train Station
- + Mary Crescent reserve which is a perfect spot to exercise or walk your furry friend is a one minute walk away
- + 13kms to the Perth CBD
- + Only a 15 minute drive to the Perth Airport
- + Located on the doorstep of the world renowned Swan Valley

Buyers please note that I already have interested parties from my buyers database registered to view this property.

Register your interest NOW!!!

THE EDEN HILL REAL ESTATE MARKET IS ON FIRE & IS SHOWING NO SIGNS OF SLOWING DOWN ANY TIME SOON!

THIS PROPERTY, IN THIS LOCATION, AT THIS PRICE WILL NOT LAST!!

DO NOT DELAY YOUR INSPECTION OF THIS EXCITING OPPORTUNITY TO CALL 1 COTHILL COURT YOUR NEW HOME!!!

Call 92799807 for your hassle free, no obligation appraisal of your property.

"YOU'LL BE GLAD YOU CALLED BRAD"