

# 14 Davilak St, Como, WA, 6152

## Sold House

Wednesday, 23 October 2024



14 Davilak St, Como, WA, 6152

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 5**

**Type: House**



Hasi Kodagoda



Raveen Liyanage

## **UNDER OFFER- NEW PRICE Great Investment with high yield, Home to live or Development Opportunity**

This really is one of those rare real estate opportunities where the property ticks all the boxes. The returns for this property is endless. Current data would indicate potential gross rent of \$1300 to \$1400 per week for both sides combined with an annual approx of \$67000. With the Perth market on an upward trend, these homes are perfect for the savvy long term investor.

- 4 bedrooms
- 4 bathrooms
- 5 toilets

Awesome location.

- Blue chip suburb
- Walk to one of the best parks you will find
- Easy access to highways and freeways
- Access to high quality schools
- Easy access to Curtin University

Development Potential

- Excellent opportunity for developers to look at developing under the Canning Bridge Activity Centre Zoning - H8/Q4 area
- Potential for 6 storey multi dwellings - subject to relevant approvals

Potential for high rental yield

-The house has been designed for co-living and can be separated. The current owners have had the property rented for two separate families. Each wing of the property has own parking and living quarters as well as a court yard, kitchens, bathrooms, hot water systems, and toilets. Not on separate meters and bills were shared.

The possibilities are absolutely endless when it comes to this very unique 4 bedroom 4 bathrooms with 5 toilets in total, two-storey residence in beautiful Como that is as spacious as they come and can very easily be split into two, encouraging multi-generational family living, the ultimate home-office setup, short-term or long-term rental options or a "live in one - rent the other" scenario for all involved.

Two exceptional stainless-steel kitchens service both open-plan living and dining areas - each extending out to terrific outdoor alfresco-entertaining spaces, the main one of which has its own built-in barbecue nook.

Another "third" upstairs living room has staircase access to both main parts of the house and can be shut off and set up any which way you like, also complemented by a huge master suite (with a double-door balcony, built-in wardrobes and a private ensuite bathroom with a shower, toilet and twin "his and hers" vanities) and a fourth living/retreat area with a second or "guest" bedroom suite - built-in robes, ensuite/second bathroom, shower, twin vanities, two-way toilet access and all.

Back downstairs, the third and fourth bedrooms both have built-in robes and their own external access points, whilst two further bathrooms, multiple powder rooms and a central laundry round out the accommodation. The grounds of the property are neat and tidy, with the home ready to be moved into and taken advantage of right away.

There are bus stops both across the road and at your front doorstep, with the stunning lakeside Neil McDougall Park and fantastic playground facilities only down the road and walking distance away, as well. A short stroll gets you to Canning Bridge Train Station along the freeway, into Applecross and even to wonderful community sporting facilities, with the outstanding Preston Street precinct, top schools (such as Wesley College and Penrhos College), shopping, Collier Park

Golf Course, Curtin University and our picturesque Swan River along the South Perth foreshore all just a matter of minutes away in their own right. With comfort comes convenience - and this rare gem of a find has both in spades!

Other features include, but are not limited to:

- Splendid tree-lined views
- Double doors throughout
- High storage capacity throughout
- Tiled flooring
- Wooden floorboards upstairs
- Stainless-steel dishwashers
- Cassette and split-system air-conditioning
- Gas-bayonet heating
- Downlights
- Heat lamps
- Feature ceiling cornices
- Feature skirting boards
- Instantaneous gas hot water
- Established gardens
- Secure garage/carport parking
- Total living area - 333sqm (approx.)
- Block size - 558sqm (approx.)

Distances to (approx.):

- Canning Bridge Train Station - 650m
- Como Secondary College - 1.6km
- Waterford Plaza Shopping Centre - 2.8km
- Perth CBD - 9.1km
- Perth Airport (T1 & T2) - 16.0km

Water rates: \$1,212.70 p/a (approx.) - Total for 2022 - 2023 financial year

Council rates: \$3284.01 p/a (approx.)

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