

# 2 Bloodwood Crescent, Derby, WA, 6728



## House For Sale

Monday, 28 October 2024

2 Bloodwood Crescent, Derby, WA, 6728

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Peter Burns

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## Occupy or Lease out

Spread over a large corner block you'll discover a flexible, feature-packed home that presents a prime investment opportunity you simply can't afford to go past.

Brick rendered and beautifully presented, this spacious and stylish 4 bed, 2 bath home offers everything you want in a home with the added passive income potential you've been dreaming of.

You can replace any stress with peace of mind knowing that the current rental rates for this style of home is between \$900pw and \$1000pw . or Vacant possession is available if desired.

From the front, you're welcomed by the mature feature boab tree. There's plenty of parking thanks to a large double carport, with additional driveway parking and gated side access to the rear storage shed.

The interior seamlessly blends space and style with feature wood look flooring and beautiful raked ceilings that flow into the modern, open kitchen complete with stainless steel appliances, feature tiled splashbacks, gas cooktop, overhead and under bench cupboards and floating island bench.

Other key features include the large main bathroom, separate laundry, air-con, ceiling fans, hanging lights and more.

The home itself boasts 4 big bedrooms, all with air-con, including the Master, complete with private ensuite.

Boasting spacious living areas inside and out, the undercover entertaining area at the rear is ideal for sitting back and relaxing with views out of the expansive rear lawn area. There's more than enough room to sink a pool, there already a lock-up storage shed for all your tools and toys.

Spacious, stylish, flexible and feature-packed, get in quick to secure this rare opportunity while you still can!

For further property details or to arrange a private inspection please contact Peter Burns on 0407 911 696 or [pete@hutch](mailto:pete@hutch)\*\*\*