

**20 Rosmead Avenue, Beechboro, WA, 6063**



**House For Sale**

Wednesday, 20 November 2024

20 Rosmead Avenue, Beechboro, WA, 6063

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 8**

**Type: House**



Team Sammut  
0422493192

## **Just Listed! Spacious Family home with Big Powered Workshop on 1058sqm Block**

Rare opportunity to secure a very spacious 3 bed family home with the added bonus of being able to develop the property in the future! This neat home with plenty of living space and a big powered workshop sits on a huge 1058sqm block in a sought after location close to shops, schools, parkland and the spoils of the Swan Valley Wine Region. Potential to retain the existing home and build behind (subject to WAPC approval). First Class Investment!

### **FEATURES INCLUDE;**

- \* Three generous bedrooms
- \* Built in robes
- \* Separate formal lounge room
- \* Open plan kitchen and meals area
- \* Lovely kitchen with plenty of storage space
- \* Stylishly renovated bathroom
- \* Spacious games/family room with built in bar
- \* Air-conditioning & ceiling fans
- \* Security screens
- \* Fabulous outdoor entertaining patio & separate gazebo
- \* Plenty of lovely grassed areas for kids to play
- \* Lock up carport with drive through access to rear yard
- \* Big powered shed/workshop with toilet
- \* Solar panels for electricity savings
- \* Plenty of room to park a boat or caravan
- \* Huge 1058sqm corner block with 20.12m frontage, zoned R20/35
- \* Potential to retain existing home and build behind (subject to WAPC approval)
- \* Great location within walking distance of parkland & new Noranda train station
- \* Close to shopping, schools and the beautiful Swan Valley Wine Region
- \* New film studio coming soon closeby
- \* A short drive to City & Airport
- \* Great tenants currently paying \$600 p/w (increasing to \$675 p/w late Dec)
- \* A first-class investment in your future

For more information or to organise a viewing call TEAM SAMMUT today!

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.