# 23 Gleeson Way, Harrisdale, WA, 6112

# **House For Sale**

Wednesday, 20 November 2024

## 23 Gleeson Way, Harrisdale, WA, 6112

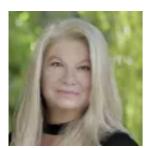
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

REALTY



Gillian Ragan 0894901576

### HERON PARK ESTATE .. Close to Schools

Ideal investment property or perfect first home This home is a super convenient location in the heart of Harrisdale. Short drive or 10 minute walk to local Shopping Centre and just down the road from Harrisdale Primary School and High School. The backyard overlooks Dovedale Park with lush lawns and playground plus BBQ facilities.

The property comes with 3 bedrooms, 2 bathrooms TWO LIVING AREAS with over 140sqm of living plus double garage and is quite spacious for a cottage block.

The Alfresco is fantastic especially with the outlook over the park plus artificial grass for low maintenance. Walking distance also to Harrisdale Stockland Shopping Centre with Cafe's - Aldi - Woolworths - Gym - Chemist - Fruit n Veg - Newsagent and a few others which is very handy

INSIDE 3 Bedrooms Master is a good size Minor rooms 2 & 3 with robes 2 Bathrooms Plus Theatre / Cinema Room TWO LIVING AREAS or make it a 4th Bedroom

### **OPEN PLAN KITCHEN DINING & LIVING ROOM**

Kitchen bench is stone with glass splashback, double sink, 900mm stainless steel appliances, double fridge (with plumbing) space, walk in pantry and Bonus Dishwasher

NEED TO KNOW Freshly Painted at front Split Air Conditioning Ducted Evap Whole House Stone Benchtops CCTV - 1 Camera Attic Storage in Garage

OUTSIDE Alfresco Under the Main Roof Easy Care Gardens Views to Dovedale Park

Builder - Ideal Homes Built - 2014 Living - 141m2 approx Garage - 35m2 approx Alfresco - 10m2 approx TOTAL - 190 m2 approx Land - 300m2

Rates - \$2,500 per annum ( approx ) Water - \$220 per bill ( approx )

GREEN TITLE LAND As INVESTMENT property rent approx 700-720k per week IF YOU WISH : You can (use Camera) scan the QR CODE - To place and expression of interest once received you will automatically via email receive the checklists and title - any questions email gillianragan@gmail.com - If selected you will be sent the proper offer via DocuSign

IF YOU WISH : For OVER EAST buyers I have SOLD many homes this year purchased "SIGHT UNSEEN" Please view house plan and photos, see detailed write up. I have checklists for everything to ensure that your purchase goes smoothly