

26 Gunian Boulevard, Cable Beach, WA 6726



House For Sale

Saturday, 28 December 2024

26 Gunian Boulevard, Cable Beach, WA 6726

Bedrooms: 4

Bathrooms: 4

Parkings: 6

Area: 565 m2

Type: House



Phil Oakden
0891921677

\$775,000

Phil Oakden welcomes you to view 26 Gunian Boulevard... TWO-HOMES-IN-ONE with incredible potential! Located off a leafy street in the prestigious Six Seasons Estate - this Home is a generously spacious, unique conversion of a large, 200+sq M, 4*2 into TWO roomy 2*2's that are the perfect opportunity for either the savvy Investor eyeing a fantastic return... OR the happy Homemaker looking for a comfortable Holiday-Home 'near the dunes of Cable Beach' for themselves ... and the extra year-round income from leasing out a full-two bedroom Revenue Suite - which market indicators suggest could be leased out in the range of \$657-\$700 per unit, per week ! Lets go for a walkthrough ... As you ascend the arched-raised cemented Driveway off this leafy street and into the Portico-styled carport, you're greeted by the two separate entrances for each of the 2 bedroom - 2 bathroom Homes. Enter the front doors of each dwelling and you're immediately taken aback by the sheer size of the fully tiled Lounge / Dining / Kitchen area ... this is true open-plan living at its absolute best. The open-scope Kitchens are each fitted with stoves and cooktops with one having high gloss cabinetry. Wander off the Living areas of each Home into two large carpeted Bedrooms - one at each end of the Lounges for added privacy and comfort - each with built in robes and each with their own Bathroom facilities - one even doubling as a guest Bathroom for added convenience. Each abode enjoys a private, covered Verandah / Patio over-looking the easy-care Gardens and there's even a communal Laundry at the rear of the house as the perfect finish to two sweet n' neat Unit-style Homes. By the side of the House there's ample room to park a Caravan, Boat Trailer or perhaps one day - drop in a Pool (or a Shed!) Listed at Offers over \$775,000 - this Property represents not only terrific value but a secure investment. Call Phil TODAY on 0427735419 to secure your inspection. **Note : Advertising photography includes digital furnishings for presentation, perspective and guidance purposes only. Built : 2009 Block Size : 565 Sq M Internal Size : 206 Sq M Shire rates - Approx \$3800 / annum Water rates - Approx \$2100 / annum Disclaimer: *The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the sales information are not included in the sale unless specified in the Offer and Acceptance.