

**30 Brand Avenue, Usher, WA 6230**

*Elders*

**House For Sale**

Saturday, 18 January 2025

30 Brand Avenue, Usher, WA 6230

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Michaela Ierace  
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## GUIDING \$500,000

Investors, currently rented at \$500 per week, until February 2026. This immaculate 3 bedroom, 1 bathroom home is securely behind a feature fence at the front, with a lock up garage and side access through gates as well, giving parking for boat or caravan! The lounge room has reverse cycle air-conditioning and the added bonus of a gas bonnet for year-round comfort. The kitchen has a freestanding 900mm stainless steel stove, and ample bench space with under-bench cupboards giving good storage. All the windows across the front of the home have all been tinted and have security screens for peace of mind. The home boasts ducted evaporative air conditioning, which is so cheap to run. Tiled floors run through the living area and down the hallway to the three bedrooms. The master bedroom has built-in robes, and all have easy access to the stunning fully renovated bathroom with floor to ceiling tiling in the full size shower, modern floating vanity, and extra storage in the mirrored wall vanity cupboard. The separate toilet is off the laundry. With a single garage under the main roof, then alongside wide double gates leading to a fully separate lockable area, again which is gated to the rear so you can drive right through if you want. With enough room for a caravan and boat. The backyard is retained with steps leading up to the fruit trees on the rear level, with two garden sheds for storage as well. And the yard is reticulated from bore! Across the rear of the home a full-length patio offers shelter from the afternoon, western sun. The perfect low maintenance easy home with tenants already in place who have just signed a new lease until February 2026 at \$500 per week, or for those looking to retire, buy it now ready for when you're ready. So close to 7 days a week shopping, doctors, dentists, sporting/leisure facilities, schools, parklands and the beach in a well-established area. Call Exclusive Agent and Auctioneer Roslyn Ierace today on 0407 529 398 • 1990 built brick and colourbond home • 3 bedroom, 1 bathroom • 712 m<sup>2</sup>\* block • 80 m<sup>2</sup>\* of living • Full veranda across the front of home • Full length patio across the rear of home • Tiled floors • Security screens to all doors front, back & laundry • Security screens to windows across the front of the home • Reverse cycle air-conditioning to lounge • Built-in wardrobes to master bedroom • Renovated bathroom • Ducted evaporative air conditioning • Bore and auto reticulation • Brick fence to the front of the yard • Single garage under the main roof • Double gates leading to the rear • Concrete hardstand from front to rear • Fruit trees - lemon, lime, mandarin, apricot, bay leaf, olive, mulberry, mango, pomegranate This property is for sale by Openn Negotiation (Online auction with flexible conditions) The auction has commenced, and the property could sell as early as tomorrow. Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out! (The sellers reserve the right to sell prior) Register to watch the auction at [openn.com.au](http://openn.com.au) Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.