

46 Godwit Crescent, Djugun, WA 6725



House For Sale

Friday, 27 December 2024

46 Godwit Crescent, Djugun, WA 6725

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 766 m2

Type: House



Phil Oakden
0891921677

Offers over \$710,000

Phil Oakden presents this Family-Friendly four Bedroom, two Bathroom Roebuck Estate 'treasure' quietly nestled in desirable Godwit Crescent. Step inside and the homely feel is apparent immediately. Straight into the Lounge - then off to one side is the well-appointed Kitchen, Breakfast Bar and Dining area that overlooks the rear, covered Patio and the big Garden (more later!) The Home is tiled throughout for easy maintenance, and down the Hallway are four Bedrooms, all of decent size, with the Primary Bedroom being exceptionally large including a private Ensuite, step-in Wardrobe and external access to the front Verandah. All Bedrooms are fitted with Aircons, Fans and secure Screens. Out-back and out-front, There's a gravel-pad next to the driveway for Caravans and Boats and the Gardens are green and shady - with a massive, fully fenced, rear Lawn - perfect for the kids and 'puppy play' - all with enhanced privacy from neighbouring homes. The outdoor entertaining, paved Patio would be perfect for alfresco gatherings and parties and just imagine if you placed a Pool out-back? What an oasis.. and room to spare ! Built in 2000, the home has real character and is returning on the investment very well @ \$1000 per week - secured by a Government Agency tenant - a guaranteed return at that ! This is the perfect time to invest, reap the rewards, and consider to perhaps occupy yourself one day in the future. Call Phil today on 0427735419 to arrange a Private Viewing or email Phil directly on phil@hutchrealestate.com.au for all his Investment focused Listings.