

47 Cyril Road, High Wycombe, WA 6057

CENTURY 21

House For Sale

Tuesday, 7 January 2025

47 Cyril Road, High Wycombe, WA 6057

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 542 m2

Type: House



Josh Brockhurst

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EXPRESS SALE

Tucked away on a 542 sqm green-titled, corner block, this charming 3-bedroom, 1-bathroom home is bursting with potential. With polished timber floors, a versatile floor plan, and a welcoming vibe, it's a place that's ready to be lived in but still offers plenty of scope to put your own stamp on it. Whether you're a first-time buyer, investor, or downsizer, this is the kind of property that works for just about everyone. Inside, the layout has a little something for everyone. The open-plan formal living space at the front of the home is a flexible gem—it could double as a living and dining area or just one generous lounge room. Polished timber floors and an in-wall air conditioner give it character and comfort. Towards the back, the separate family room is perfect for cosy nights in, with a wood fire heater, ceiling fan, and even a quirky servery window to the galley kitchen. Speaking of the kitchen, it's practical and inviting, complete with a double sink, electric hotplate, and wall-mounted oven, plus an adjoining tiled meals area. The three bedrooms are well-sized, with ceiling fans, manual roller blinds, and polished timber floors adding a touch of warmth and practicality. The master bedroom even has a built-in robe for that extra bit of storage. The bathroom is neatly laid out with a separate bath and shower—ideal for winding down after a long day or getting the kids ready in the morning.

FEATURES:

- Polished timber floors in the entry, living area, and bedrooms
- Separate family room with a wood fire heater and ceiling fan
- Galley-style kitchen with electric appliances and casual meals area
- Well-appointed bathroom with a separate bath and shower
- Good-sized bedrooms with ceiling fans and timber floors
- Built-in robes available in the master bedroom
- Solar panels to reduce electricity costs
- Roller shutters on selected windows for privacy and comfort
- Double carport with remote door access via Swan Road
- Covered patio and easy-care gardens, perfect for entertaining

Step outside, and you'll find a backyard designed for low-maintenance living. The covered patio is perfect for weekend BBQs or lazy afternoons in the sun, while the paved gardens mean less time mowing and more time relaxing. There's even a small lawn area for kids or pets to play, plus two garden sheds to keep your tools and gear neatly tucked away. The location is equally appealing, with two primary schools—High Wycombe and Edney—within walking distance, along with local parks and shops on Newburn Road. Commuting is a breeze with easy access to Roe Highway and the nearby train station, plus the airport is just around the corner for those who love to travel. This home is a fantastic opportunity to enjoy comfortable living now with the option to update and add value over time. It's ready and waiting to welcome its next chapter—are you?

For more information and inspection times contact: Agent: Josh Brockhurst Mobile: 0410 490 198

PROPERTY INFORMATION
Council Rates: \$493.00 per qtr
Water Rates: \$301.25 per qtr
Block Size: 542 sqm
Living Area: 119 sqm approx.
Zoning: R25/40
Build Year: 1973
Dwelling Type: House
Floor Plan: Not Available
Estimated Rental Potential: \$600 - \$650 per week

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