

**6 Watkins Road, Dalkeith, WA, 6009**

**DUET**

**House For Sale**

Wednesday, 20 November 2024

6 Watkins Road, Dalkeith, WA, 6009

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## THE HEART OF FAMILY LIVING

### THE FEATURES YOU WILL LOVE:

Perched in an elevated position in one of Dalkeith's most sought-after streets, this spacious 1980's gem offers the perfect canvas for your family's future. With large, sun-drenched living areas, this home is designed to grow with you, offering space to relax, play, and thrive.

Featuring three generously sized bedrooms and a dedicated study that can easily transform into a fourth bedroom, there's room for everyone to enjoy their own sanctuary. The home's prized north-facing orientation bathes the interiors in natural light, creating a warm and inviting atmosphere all year round. Immaculately maintained, this home is ready to move in, yet brimming with potential for those looking to add their own personal touch or unlock significant value. Whether you're dreaming of an exciting renovation or simply looking for a solid investment, this is your chance to secure a bright future in one of Dalkeith's most beloved locations.

### THE LIFESTYLE YOU WILL LIVE:

Perfectly positioned just steps from the picturesque Mason Gardens and within a short stroll to both Melvista Park and College Park, this location offers endless outdoor adventures for the whole family. Venture a little further, and the breathtaking Swan River foreshore awaits, providing the ultimate backdrop for relaxation or recreation. For your shopping and dining needs, the vibrant Waratah Shopping and café strip is just around the corner, featuring charming cafés, a convenient IGA, restaurants, a pharmacy, and a variety of other services. Commuting is a breeze with high-frequency bus routes at your disposal, and some of Perth's most prestigious private and public schools are right on your doorstep. This is lifestyle and convenience at its finest—don't miss out on making this coveted location your home!

### THE DETAILS YOU WILL NEED:

Council Rates: \$3,219.32 per annum

Water Rates: \$1,830.24 per annum

Land Area: 809m<sup>2</sup>

Build Area: 314m<sup>2</sup> (inc garage, porch & alfresco)