

74 Wisteria Parade, Edgewater, WA, 6027



House For Sale

Monday, 28 October 2024

74 Wisteria Parade, Edgewater, WA, 6027

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Adam Bettison

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High-Quality Home at Heart of Edgewater - Nearby Station, Shops & Schools!

Positioned in the vibrant community of Edgewater, this near-new three-bedroom, two-bathroom home at 74 Wisteria Parade offers an exceptional living experience. Built in 2022, the property spans across a 238 square metre lot with a generous total building area of 166 square metres, providing ample space for comfortable living.

Property Highlights include:

- Three-bedroom, two-bathroom property, built in 2022
- 238 square metre lot
- 166 square metres total building area
- Double car garage
- Ducted air conditioning throughout
- Walk in robe and private ensuite to main bedroom
- Mirrored built in robes to minor bedrooms
- Fully equipped modern kitchen with open-plan design and island benchtop
- Large courtyard plus private separate courtyard for laundry

Investor Summary:

- Leased at approximately \$685 per week (\$2,976.49 per month) until April 2025
- Market rent for this property is approximately \$700 per week

The exterior presents a modern façade with a welcoming entrance, complemented by a spacious double car garage and a neatly paved driveway. The home's contemporary design is accentuated by clean lines and a blend of textures, including feature brickwork that adds warmth and character.

Step inside to discover a light-filled open-plan living area, where the seamless integration of the living, dining, and kitchen space creates an inviting atmosphere for both relaxation and entertaining. The layout includes a practical bathroom, a laundry space, and an additional storage area, ensuring that functional needs are met without compromising on style. A dedicated entryway welcomes residents and guests, enhancing the flow and privacy within the home. Carefully designed to optimize living spaces and provide essential amenities, this home is an exemplary choice for those seeking comfort and efficiency in a contemporary setting.

The kitchen is a chef's delight with its modern appliances, ample cabinetry, and a sleek island benchtop that doubles as a casual dining or workspace. Comfort is paramount with ducted air conditioning ensuring a pleasant environment throughout the seasons. The master bedroom is a private haven, boasting a walk-in robe and a stylish ensuite. The additional bedrooms are well-sized, each fitted with mirrored built-in robes, and share access to a contemporary main bathroom that features a shower and a vanity with clean lines and modern finishes.

Outdoor living is catered for with a large courtyard, providing a perfect setting for alfresco dining or simply enjoying the outdoors. The separate laundry courtyard adds convenience and functionality to the home's layout.

Located directly across from the lush greenery of Emerald Park, residents can enjoy playgrounds and open spaces for activities. With Edgewater Train Station only a short walk away, commuting is made easy, while local schools such as Mater Dei College and Edgewater Primary School are within close proximity, making this an ideal home for families.

Currently leased until April 2025, this property is an excellent opportunity for investors seeking immediate rental income or for patient owner-occupiers planning for the future. Contact Adam Bettison at adam.bettison@housesmart.com.au or call 0409929128 to secure your interest in this outstanding Edgewater residence.