

9 Milner Road, High Wycombe, WA, 6057



House For Sale

Friday, 15 November 2024

9 Milner Road, High Wycombe, WA, 6057

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Investor's Dream - Family Home On 500SQM Block!

Welcome to your dream family home! Nestled in a peaceful neighborhood, this beautifully maintained 4-bedroom, 2-bathroom house offers the perfect blend of comfort, space, and modern living. Built in 2000, this residence boasts a generous land area of 500 sqm, providing ample outdoor space for family activities and entertaining.

Proudly standing tall and set back from the road, this stunning residence invites you to discover its immaculate interiors. You'll be captivated by the tasteful design, featuring abundant built-in storage, chic window shutters, and modern appliances that elevate your everyday living experience.

Embrace the outdoors with well maintained entertaining area, perfect for entertaining friends and family or simply soaking up the sun.

With a focus on security and low-maintenance living, this property is ideal for savvy investors alike to bank 500SQM land with a modern built along with great rental yield.

Living in High Wycombe offers a perfect blend of suburban comfort and easy access to nature. This family-friendly community is characterized by spacious homes, lush parks, and a welcoming atmosphere. Residents enjoy a range of local amenities, including shopping centers, schools, and recreational facilities, all while being just a short drive from the vibrant city of Perth. The nearby picturesque landscapes, including the stunning Lesmurdie Falls and various walking trails, provide ample opportunities for outdoor activities. With a strong sense of community and a relaxed lifestyle, High Wycombe is an ideal place for families and individuals alike.

Property Features:

- Low maintenance front and rear yards
- Neutral & modern design with quality fixtures
- Functional floor plan with generous proportions
- TECO reverse cycle air conditioner (living area + spare bedroom)
- Great sized light filled open plan kitchen, dining & living area with separate front lounge area at the front
- Stone bench tops
- Centrally appointed kitchen with WESTINGHOUSE oven, FISHER & PAYKEL gas cooktop, BLANCO rangehood, WESTINGHOUSE dishwasher, built in pantry.
- Spacious Master bedroom with BIR
- 3 x well appointed spare bedrooms (3rd & 4th with BIR's)
- Tiled + carpeted (in bedrooms) flooring
- Separate laundry room with direct access to rear of home
- Paved alfresco area
- THERMANN gas hot water system
- Double garage (2x cars can be easily parked in the garage + 2x extra cars can be parked on the driveway)
- Roller Shutters
- 500SQM - total lot size with side access and powered SHED

Location Features:

Within walking distance to new IGA

Within minutes to major roads, shopping & important amenities

- 1.3 kms to High Wycombe Train Station
- 1.1 kms to Scott Reserve + High Wycombe Football & Cricket Club
- 1.4 kms to Fleming Reserve
- 2 kms to High Wycombe Primary

- 1km to Edney Primary
- 6 kms to Perth Airport (approx.)
- 19 kms to Perth CBD (approx.)

Outgoings:

Council Rates - \$2,268.60p.a. (approx.)

Water Rates - \$1,273.48 p.a. (approx.)

Don't miss the opportunity to make this beautiful property your new HOME. Contact Sim Singh on 0422 281 004 or at sim.singh@raywhite.com to arrange a viewing.

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client, guarantee their accuracy. Interested buyers are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.