

93 Talbot Road, Swan View, WA, 6056

House For Sale

Tuesday, 26 November 2024

93 Talbot Road, Swan View, WA, 6056

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Guy King

0417900315

RICH WITH POTENTIAL

All offer presented on or before 6pm Tuesday 6th December.

The sellers reserve the right to accept an offer before the end date.

Set in a central and convenient location, this classic brick-and-tile home offers an enticing blend of move-in readiness and the opportunity to transform it into a space tailored to your lifestyle. With its expansive backyard, powered workshop, and thoughtful layout, this property is well-suited to first-home buyers, growing families, or those looking to downsize without compromise.

The open-plan kitchen and meals area are at the heart of the home, designed for easy living and entertaining. Sliding doors lead seamlessly to a wide verandah overlooking the fully fenced backyard – a perfect setting for alfresco dining, family gatherings, or simply enjoying the outdoors. When it's time to retreat inside, the family room provides a cozy indoor space with split-system air conditioning for year-round comfort.

A central hallway with built-in storage connects to three carpeted bedrooms. The main bedroom features built-in robes and split-system air conditioning, while a well-maintained family bathroom and separate WC complete the accommodation.

The practical design continues outdoors. A paved driveway leads to a gabled carport with a roller door, which allows drive-through access to the backyard and the powered workshop. This setup offers flexibility and additional storage.

Move in and start living or bring your vision to life with a thoughtful makeover. With a private backyard, generous workshop, and a solid foundation, this home is ready to evolve into something truly special—a fantastic first step, family retreat, or down-sizer's dream.

SCHOOL CATCHMENT 1.4 km – Swan View Primary School

2.3 km – Swan View Senior High School

2.8 km – Greenmount Primary School

3.2 km – St Anthony's Primary School

4.8 km – Northern Metropolitan TAFE

RATES

Council: \$2021

Water: \$1139

FEATURES

- * 6 m x 9 m Powered Workshop
- * Open Plan Kitchen/Meals
- * Family Room with Split Air Conditioning
- * Fully Fenced Backyard with Alfresco Entertaining
- * Drive-through carport with Roller Door
- * Freshly Painted Throughout
- * New Tapware
- * Resurfaced Bath and Basin
- * New Ceiling Fans

General

* 3 bedrooms 1 bathroom

* Build Year: 1986

* Block: 686 sqm

* Built Area: 102 sqm

Kitchen

- * Freestanding Chef Electric Oven
- * Under Bench Storage
- * Integrated Breakfast Bar

Main Bedroom

- * Split Air Conditioning
- * Built-in Robes

Outside

- * Fully Fenced Backyard
- * Reticulated Front Yard
- * Carport with Roller Door
- * Drive-In Access
- * 6 m X 9 m Powered Workshop
- * Spacious Central Lawn
- * Elevated Rear Patio
- * Electric Vulcan HWS

LIFESTYLE

- 38 m – Bus Stop
- 1.9 km – John Forrest National Park
- 2 km – Morrison Road Shops
- 5.9 km – Midland Gate Shopping Centre
- 6.7 km – St John of God Hospital
- 14.1 km – Perth Airport (15-20 Minutes)
- 24.7 km – Perth CBD (30 Minutes)