

7/56 Ivanhoe St, Bassendean, WA, 6054



Unit For Sale

Tuesday, 26 November 2024

7/56 Ivanhoe St, Bassendean, WA, 6054

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Unit



Bradley McBeath

0437015817

LOCATION & LIFESTYLE AT AN AFFORDABLE PRICE!

Ray White & Bradley McBeath welcome you to this EXCITING OPPORTUNITY to purchase an entry level priced home in the ever popular suburb Bassendean.

Whether you are looking to take your first step on to the property ladder or to downsize from a larger home but want to remain close to your family & friends (Subject To The Sale of your property offers are welcome) this neat & tidy home requires your IMMEDIATE ATTENTION!

ALL BUYERS PLEASE NOTE -

There is a fixed term lease in place until 15/3/2025 at \$460 per week.

Home open inspections WILL ONLY BE AT THE PUBLICIZED TIMES.

There will be no exceptions to the above, please do not ask as refusal may offend.

FIRST HOME BUYERS PLEASE NOTE -

If you buy this property to live in & you move in when the lease expires you will qualify for the WA Government Stamp Duty Relief.

Ray White does not offer financial advice & recommends seeking independent financial advice from your lending institution or mortgage broker.

For the savvy investor who appreciates the GENEROUS RENTAL RETURNS Bassendean is renowned for, the rental appraisal is \$550+ per week.

Bassendean registers high on the radar of so many local & interstate buyers because of the local area amenity & GENEROUS CAPITAL GROWTH returns.

Real Estate market forecasters are predicting FURTHER PRICE RISES in Perth so NOW is the PERFECT TIME for you to INVEST IN YOUR FUTURE!

How much will this property be worth in 5, 10 or 20 years time???

BUY NOW, PROSPER LATER!

TO AVOID DISAPPOINTMENT, REGISTER YOUR INTEREST WITHOUT DELAY.

BASED ON THE CURRENT MARKET CONDITIONS & THE SHORTAGE OF ENTRY LEVEL PRICED HOMES FOR SALE IN BASSENDEAN, THIS ONE WILL BE POPULAR!!!

Renovated throughout & presenting in excellent condition, this well located property is literally minutes away from every conceivable amenity.

Gleaming polished timber flooring catches your eye upon entering the home.

The open floor plan is conducive to modern living.

There is a great size, air conditioned lounge room plus space for your dining table.

You will be impressed by the renovated kitchen which features a stainless steel oven, gas cook top & rangehood.

The ability to look out over the back yard from the kitchen is perfect for keeping an eye on the kids or your furry friend.

The air conditioned main bedroom has a big built in robe.

Bedroom two also has a built in robe, bedroom three has a robe recess that could easily be turned into a built in, both bedrooms have ceiling fans.

Tiled floor to ceiling, the renovated bathroom has a shower in the bath, the modern vanity with an above counter sink adds a touch of class & also provides extra storage.

The good size back yard has a manageable size lawn which is perfect for your children or furry friend to run around on. This space is fully fenced & has a paved area with a large shade sail which allows for outdoor entertaining in the warmer months.

You have under cover parking in the carport which has a handy store room plus an additional visitors parking bay.

Extra features include -

- + LED downlights
- + Security screens
- + 2x split system air conditioners
- + Timber slat blinds

Reasons why Ivanhoe Street is an AWESOME place to call home -

- + You can walk to the Bassendean Train Station which is less than 1km away
- + Eden Hill & Anzac Terrace Primary schools are both within easy walking distance
- + The locally renowned Ida Street Supermarket is around the corner, try the home made croissants on a Sunday morning, my family loves them!
- + Coles Bassendean & all of the lifestyle amenity available on Old Perth Road are just over the bridge
- + Anzac Terrace Reserve is a football kick away, don't forget you Bocce balls!
- + You can be in the Swan Valley in no time at all
- + The fabulous Swan River is a 10 minute walk away
- + 12 km's to the Perth CBD & the Perth Airport is less than a 15 minute drive

2024 Outgoings

Strata \$449.87 per quarter

Strata Reserve Fund \$50 per quarter

Shire Rates \$1968 per year

Water Rates \$1083 per year

Buyers please note that I already have interested parties from my buyers database registered to view this property. Register your interest NOW!!!

THE BASSENDEAN REAL ESTATE MARKET IS ON FIRE & IS SHOWING NO SIGNS OF SLOWING DOWN ANY TIME SOON!

THIS PROPERTY, IN THIS LOCATION, AT THIS PRICE WILL NOT LAST!!

DO NOT DELAY YOUR INSPECTION OF THIS EXCITING OPPORTUNITY TO CALL 7/56 IVANHOE STREET YOUR NEW HOME (OR INVESTMENT)!!!

YOU'LL BE GLAD YOU CALLED BRAD