

4/62 Ivanhoe Street, Bassendean, WA 6054



Villa For Sale

Monday, 23 December 2024

4/62 Ivanhoe Street, Bassendean, WA 6054

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 192 m2

Type: Villa



Bradley McBeath

0437015817

FROM \$480,000

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! 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!!! 62 Ivanhoe Street is a welcoming, small group of only six Villas. You will immediately notice the lovely gardens & green, leafy driveway. Location is everything in real estate & this well located property is literally minutes away from every conceivable amenity. The open floor plan is conducive to modern living. There is a great size, air conditioned lounge room plus space for your dining table. The kitchen presents in original but great condition & if the new owner were to renovate they would definitely increase the value of this awesome little home. 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 great size main bedroom is at the rear of the property, it has a big built in robe. Bedrooms two & three both have built in storage. The bathroom once again presents in original but great condition, you have a separate shower & bath with a good size vanity. The great size back yard has nice little garden for those who like to potter. A large covered patio allows for year round entertaining. Fenced & secure, the back yard is perfect for your children or furry friend to run around in. There is no lawn to mow here so you can sell the lawn mower! Storage space for your bits & pieces is available in the garden shed. You have under cover parking in the HIGH PITCHED carport which has a handy store room. The visitors parking bay on the other side of the home has drive through access into the back yard. Behind the lockable gates you can easily fit a trailer or if you were to remove the garden shed you could fit another car behind the gates. Extra features include -+ Solar panels+ Alarm+ Security screens to doors & windows+ Reverse cycle, split system air conditioner+ Ducted evaporative air conditioner+ Reticulation of the mains+ Handy grab rails & entrance ramp 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 Admin \$618.75 per quarter Strata Reserve Fund \$144.40 per quarter Shire Rates \$2000 approx. TBC per year Water Rates \$1117 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 4/62 IVANHOE STREET YOUR NEW HOME (OR INVESTMENT)!!! Call 92799807 for your hassle free, no obligation appraisal of your property. YOU'LL BE GLAD YOU CALLED BRAD