

Sold



170 Maida Vale Road, High Wycombe



### 3x1 Home ready To Renovate and Extend!

First home buyers and young families will jump at this opportunity to purchase this well-presented three-bedroom, 1 bathroom home on a whopping 701sqm family-sized block, at entry point pricing! Positioned just 450m from Edney Primary School and only 3km to Perth Airport, this solid brick and tile home is ripe for a renovation and/or extension.

The bedrooms are all a good size and have carpet, ceiling fans and venetian blinds, and the master bedroom has a triple built-in robe. Timber-look vinyl flooring throughout the kitchen, living and dining areas is easy-care, and there is tiling to the wet areas.

The functional kitchen features a split system air conditioner, 4-burner electric cooktop and oven, large fridge space, pantry and pleasant outlook to the rear alfresco. The bathroom includes a single vanity, shower and bath, with the WC conveniently separate.

If you love entertaining, the enormous alfresco and pergola will be a huge plus! Enjoy all-weather activities from this area and the expansive lawn and low maintenance gardens. The kids and pets will love it! There's also a large powered workshop which is perfect for a home based business, weekend projects and general storage.

🛏 3 🚿 1 🚗 2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	24965

#### Agent Details

Graeme Correy - 0419 902 309

#### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

This foothills location is popular with families and its only a few kilometres up the hill to picturesque Kalamunda, Lesmurdie and Gooseberry Hill. Proximity to the Roe and Tonkin Highways makes travel a breeze, and several local schools are within easy reach. The property is tenanted until 22nd March 2021 at \$310 per week, and the tenants are keen to stay for a further three months subject to the new owners' circumstances.

Property Features:

- Three bedrooms, one bathroom
- 701sqm block with 106sqm internal living
- Huge alfresco and pergola
- Timber-look vinyl flooring
- Double carport under the main roof
- Expansive rear yard with powered workshop
- Built-in robes to the master bedroom
- Ceiling fans and carpets in all 3 bedrooms
- Security door to entry
- Instantaneous gas hot water system
- Close to Perth Airport, Roe and Tonkin Highways

Offers from just \$379,000 could secure you this entertainer's delight - contact Graeme Correy from Xceed Real Estate on 0419 902 309 to register your interest in this fantastic opportunity today.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*