

4 Elsfield Way, Bassendean

## SOLD BY SAMANTHA WRIGHT!

This house presents an ideal opportunity for those seeking a low-maintenance home without compromising on lifestyle or convenience.

Designed for easy living, the home offers a functional layout with light-filled interiors and a seamless flow between indoor and outdoor spaces. Whether you're a first home buyer, downsizer or investor, this is a property that simply makes sense. The frontage with a traditional bay window adds all the charm to the curb appeal.

The living area sits at the heart of the home, complemented by a kitchen and comfortable accommodation throughout. Step outside and you'll find a private outdoor space enclosed with a patio, perfect for entertaining or unwinding at the end of the day- year round.

### FEATURES

- Functional and well-maintained layout
- Ducted aircon throughout
- Light-filled living spaces
- Private outdoor entertaining area
- Low-maintenance block
- Secure Double Garage
- Quiet street location

4  2  2 

### FOR SALE

One Million!

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 LJ Hooker

## LOCATION

- Moments to Bassendean Shopping Centre
- " Easy access to Bassendean Train Station
- " Close to local cafés and eateries along Old Perth Road
- Nearby parks including Sandy Beach Reserve and Ashfield Flats
- Short drive to the Swan River and walking trails
- Close to local primary and secondary schools
- Easy access to Guildford Road and Tonkin Highway
- Approximately 20 minutes to the Perth CBD
- Close proximity to the Swan Valley (wineries, restaurants and weekend spots)

## TITLE DETAILS

- Lot 1 on Survey Strata Plan S037839
- Volume 2190/Folio 62

## ESTIMATED RENTAL RETURN

- \$800 per week (~4% GROI)

## OUTGOINGS

- Council Rates- \$2500 per annum approx.
- Water Rates- \$1315.26 per annum approx.

For more information or to arrange a viewing, contact Samantha Wright today!

## DISCLAIMER

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

## MORE DETAILS

Property ID	8CGHNF
Property Type	House
House Size	142 m2
Land Area	392 m2

### Sam Wright 0412 510 223

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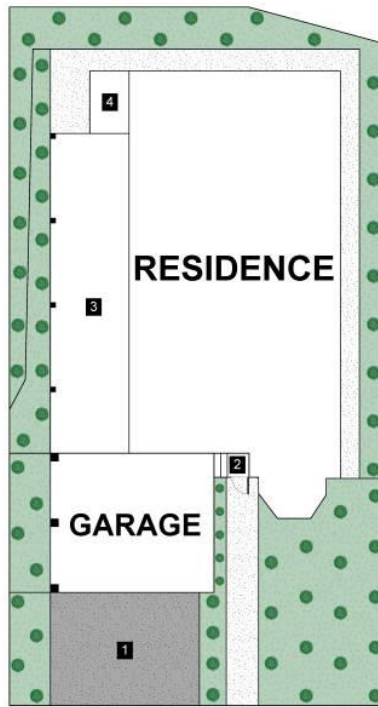


# 4 Elsfield Way, Bassendean

4 Bed 2.5 Bath 2 Car



FLOOR PLAN



SITE PLAN

## LEGEND

1. Driveway
2. Porch
3. Alfresco
4. Store

Internal : 154m<sup>2</sup>  
External : 36m<sup>2</sup>



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