

Carlisle, 5/22 Tuckett Street

Stylish & Secure 4-Bedroom Home - Family Gem or Prime Investment!

Proudly Presented By Saleh Manhy

To make a non binding offer, copy and paste the propps link into your browser and follow the prompts:

<https://prop.ps//6vkoEgEMwFsV>

Nestled in a quiet and secure gated complex of just five, this recently renovated, rear-positioned sanctuary offers a harmonious blend of contemporary style, comfort, and convenience. Whether you're a discerning homeowner seeking a tranquil retreat or a savvy investor looking for a high-yield opportunity, this stunning residence ticks every box.

Step Inside & Be Impressed



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Under Offer By Saleh Manhy

View
ljhooker.com.au/5FW1FFB

Contact
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**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

Beyond the secure dual-gate entry, you'll be welcomed by bright, low-maintenance flooring that effortlessly complements the modern, airy interiors. Multiple indoor living spaces provide flexibility for both relaxation and entertaining, while the expansive alfresco area and extended patio set the stage for unforgettable gatherings with family and friends.

The heart of the home is a beautifully presented, spacious kitchen featuring a massive benchtop, ample storage, and sleek finishes-perfect for effortless meal preparation and entertaining.

Why You'll Love This Home:

- * Four good sized bedrooms, each designed for comfort and functionality.
- * Two elegantly designed bathrooms.
- * Multiple indoor & outdoor living spaces, offering room to unwind and entertain.
- * Recently installed reverse-cycle ducted air conditioning, ensuring year-round comfort.
- * Powerful solar energy system, reducing your energy costs while being eco-friendly.
- * Enhanced security with a surveillance system, motion sensor lights, and private gated entry.
- * NBN connectivity, garden reticulation, and a brand-new hot water system-modern living at its best.

The Ultimate Outdoor Sanctuary

Imagine coming home to a peaceful and private alfresco oasis, where you can unwind with your favourite beverage as the sun sets. The extended patio and expansive outdoor entertaining area are perfect for hosting summer barbecues, intimate dinner parties, or simply relaxing in your own secluded haven.

A Smart Investment with Strong Returns

Rental Appraisal: Up to \$880 per week (\$45,760 per annum).

This is an exceptional opportunity to secure a high-yield investment in one of Perth's most convenient and sought-after locations.

Unbeatable Location - Everything at Your Doorstep (Distances are Approximate)

* Walking distance to the new train station and 350 meters to the bus station - Seamless connectivity to the city and beyond.

* 1KM to Albany Hwy Cafe & Restaurant Strip - Indulge in one of Perth's best dining precincts.

2.2KM to Carlisle Primary School - Perfect for families with young children.

4KM to Curtin University - A prime location for students and staff.

6KM to Perth Airport & Optus Stadium - Ideal for FIFO workers and sports lovers.

8KM to Perth CBD - Enjoy city convenience without the hustle and bustle.

This home truly offers the best of both worlds-peaceful, private living with unbeatable access to urban amenities.



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Join Us at the Home Open & Experience It for Yourself!

This is more than just a property-it's a lifestyle opportunity you won't want to miss.

Contact Saleh today to secure your viewing and take the first step toward making this exceptional home yours.

Outgoings:

- * Council Rates: \$2,215 P.A.
- * Water Rates: \$1,326 P.A. FY 2024
- * Building Insurance: \$473 P.A.
- * Strata Fees: Nil.

Disclaimer: The above information is only intended for general purposes. No assurances or warranties are provided, despite every attempt to assure its accuracy. Before making any decisions, interested parties should carry out independent due diligence to confirm all information.

More About this Property

Property ID	5FW1FFB
Property Type	House
Land Area	412 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Outdoor Entertaining Secure Parking Solar Panels Close to Schools Close to Shops Close to Transport Security Access

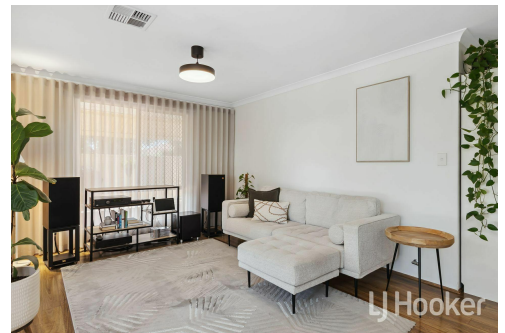
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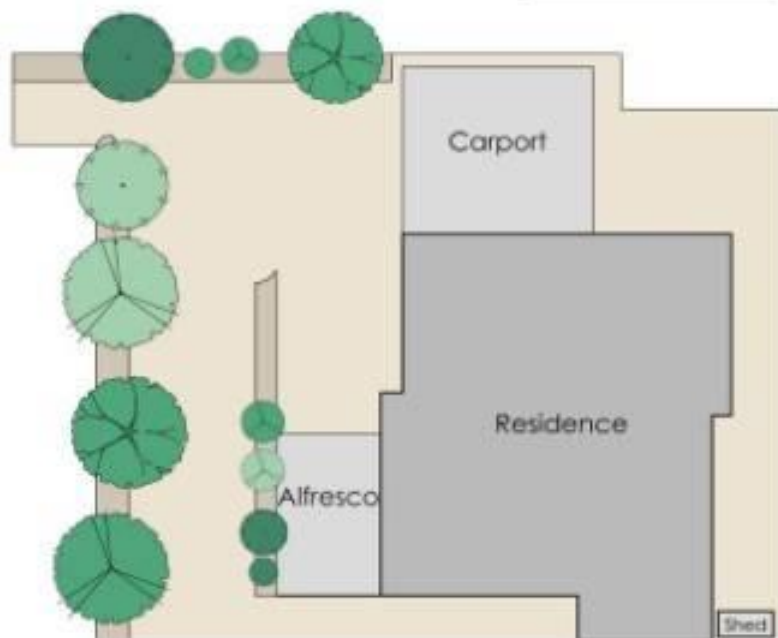
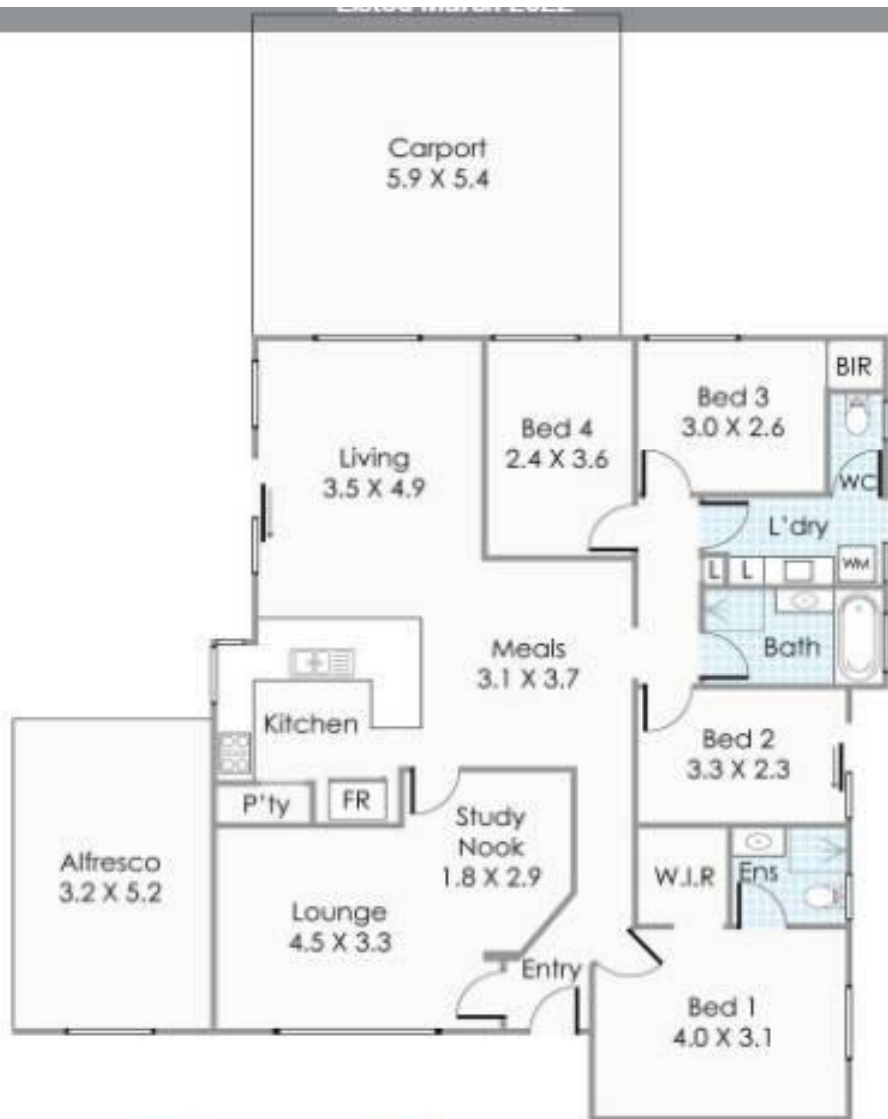
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Approximate Areas

Residence:	148m ²
Carport:	32m ²
Alfresco:	17m ²
Total Area:	197m²

Total Strata Lot: 412m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. C/D Creative will not be held liable or responsible for any errors, omissions, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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