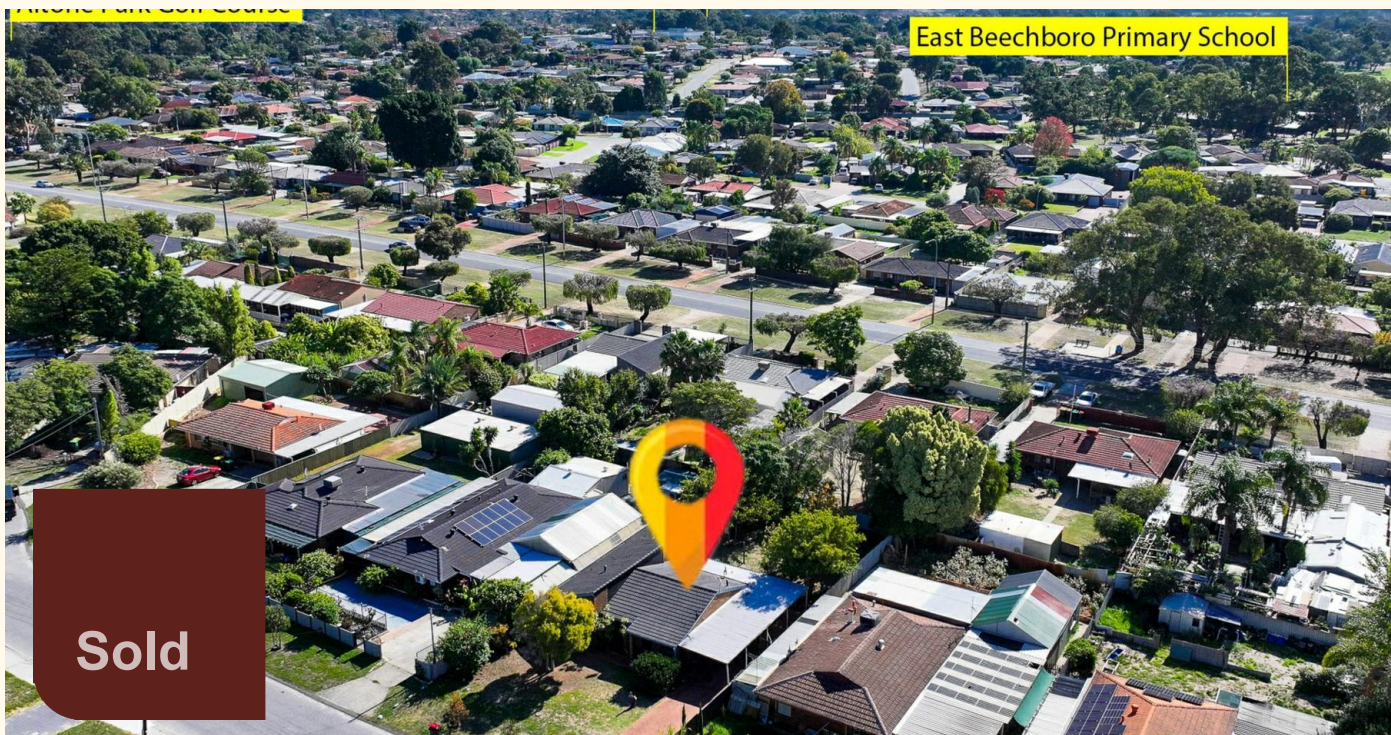




23 Germain Way, Lockridge

Brick and Tile 3 x 1 | Retain and Build | Level Rectangular 692 sqm

Welcome to 23 Germain Way LOCKRIDGE

Excellent first home & prime portfolio investment with secure potential to lock and leave

Recently refurbished | East Beechboro Primary and Kiara College | Central Residential Street

There is lock and leave potential for investors many people making thousands per week using Air BnB

Home buyers will love this neat tidy spacious low maintenance house and development opportunity with walkable lifestyle

A few steps from the popular Altone Golf Course | Altone Shops | Nearby Swan Active Reserve | Convenience location

Brief //

Recently fully refurbished - New paint 2024 - New wood like vinyl

3 1 1

FOR SALE

EOI \$800k

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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.



floors throughout - Half tiled WC bathroom and laundry wet areas - 3 Bedroom - 1 Bathroom - Refurbished kitchen with meals - Separate formal Lounge - Separate formal Dining - Air Conditioning - Ceiling fans - Patio alfresco - Security Installed - Self care gardens - Gas and Sewer connected - Built approx. 1983 - Land approx. 692 sqm - Interior approx. 100 sqm - Home undercover approx. 160 sqm - Close to shops parks schools and transport - Shire rates approx. \$1865 per year - Water rates approx. \$1075 per year

Features //

Located in the Northern border of Lockridge bordering Lanius Reserve and East Beechboro Primary School offering separate kitchen dining and living areas 3 generous bedrooms master with ceiling fan separate bathroom and large laundry with private drying courtyard drive through access separate WC air conditioning front yard plus drive way space with easy care plants welcoming visitors

Property //

Downsizers young couples investors this is an easy care green title home that is well presented well located secure spacious and with \$strong rental returns

Located near the popular Swan Active Reserve with nothing to do here but move in and enjoy the spacious living lay out with kitchen dining separate living and 3 separate bedrooms plus separate bathroom and laundry in this walkable location to parks schools and transport

A family location for the relaxing lifestyle in this property nearby to all the amenities and amazing recreational facilities

The bedrooms are a good size with durable comfortable vinyl floors and the wet areas have quality tiled flooring attractive and durable in the living areas wooden like solid vinyl flooring throughout adding that natural purity and cleanliness perfect for all year around weather too Currently this well cared for property has a security front door and windows allowing natural lighting with protection and sophistication maximising views of the lavish front garden area which may function as an excellent home play area around the large carport patio and alfresco driveway

The parking areas include 2 carport parking potentially an extra car bay if required and there is plenty space for more parking on this relatively quiet private street location

Lifestyle //

This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting around the corner with Altone Golf and Swan Active Leisure Centre whilst offering everyday conveniences like Altone Shopping Centre for all your shopping needs and the Beeches Bar and Bistro for 'dapper' shopping socialising and fantastic fun

A convenient property in one of the more functional locations LOCKRIDGE has to offer with very low costs perfect for downsizers young couples minimalists and definitely secure lock and leave investing

Location //

- 625m to Altone Park Golf
 - 850m to Altone Park Reserve
 - 1.25km to Altone Park Library
 - 1km to Swan Active Leisure Centre
 - 650m to Kiara College and farmland
 - 875m to Altone Park Shopping Centre
 - 3km to Future Bennett Springs Train Station
- (All measurements are approximate only)

Potential to rent around \$750 per week

Addendum //

Pets are allowed so there are no excuses here to miss a stroll around Altone Park

Don't miss this fantastic opportunity for home owners developers and investors alike priced to please this make this your first step to owning your own Property

Specs//

Built : 1983

Carport : 45 sqm

Porch : (approximately) 4m

Patio : (approximately) 20m

Alfresco : (approximately) 60sqm

Interior : (approximately) 100 sqm

Drying Courtyard : (approximately) 6m

Undercover : (approximately) 160 sqm

Shire Rates : (approximately) \$1863.99 p.a.

Water Rates : (approximately) \$1,074.93 p.a.

Total Strata : \$0

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Disclaimer :

In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others having made all reasonable efforts to ensure that information is correct
The accuracy of the information provided to you written or verbal cannot be guaranteed

If you are considering to purchase this property you must please make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you

MORE DETAILS

Property ID	PX8FF4
Property Type	House
House Size	100 m2
Land Area	692 m2
Including	Air Conditioning Toilets (1) Courtyard Outdoor Entertaining Floorboards Secure Parking Fully Fenced

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