

## Willetton, 26 Scythe Street

### JACKPOT!

Proudly Presented by Edward Lim

Stop the scroll - your dream home (and investment!) has just hit the market! Welcome to 26 Scythe Street, where space, style, and location combine to deliver the ultimate lifestyle package in one of Perth's most desirable school zones. Yes, we're talking Rostrata Primary and Willetton Senior High School. Jackpot!

This delightful four-bedroom, two-bathroom home sits on a whopping 770m<sup>2</sup> block and is packed with all the right vibes -cosy, well-loved, and wonderfully maintained. There's room for everyone to spread out with multiple living areas, including a sunken lounge with a built-in bar (cheers to that) and a formal dining area for those special gatherings. The heart of the home, the open-plan kitchen and meals area, is both practical and inviting, with loads of bench space and storage to keep even the busiest cooks happy.



**For Sale**

**\*\*MULTIPLE OFFERS RECEIVED!**

**View**

[ljhooker.com.au/5G03FFB](http://ljhooker.com.au/5G03FFB)

**Contact**

**Edward Lim**

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

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(WA)  
(08) 9473 7777**

Step outside and you're instantly transported to your own private retreat - an entertainer's dream wrapped in greenery and good vibes. The spacious covered patio is the ultimate hangout spot, ideal for sizzling weekend BBQs, lazy Sunday brunches, or clinking glasses under the stars. All of it framed by a beautifully kept garden dotted with flourishing fruit trees, it's a slice of serenity where fun and relaxation go hand in hand.

But wait - there's more. Ducted reverse cycle air conditioning (with zoning control) keeps things cool or warm, while solar panels and a solar hot water system mean lower bills and greener living. And with reliable tenants locked in at \$850/week until December 2025, you're earning from day one.

When it comes to location, 26 Scythe Street absolutely delivers the goods! Nestled in a family-friendly pocket of Willetton, this home hits the sweet spot between convenience and connectivity. You're just minutes from Southlands Boulevard shopping centre, where retail therapy, dining, and entertainment are all at your fingertips. Commuting? Easy! With major roads and public transport close by, getting to Perth CBD is a breeze.

And here's the exciting bit - the brand-new Ranford Road Train Station is launching in June 2025 as part of the METRONET Thornlie-Cockburn Link, slashing your city commute to just 29 minutes. Now that's location goals!

#### The Home & What We Love?!

- \* Rostrata Primary School Zone
- \* Willetton Senior High School Zone
- \* Green title, Block size: 770m<sup>2</sup>, Build Up Area: 150m<sup>2</sup>
- \* Open plan living and meals area
- \* Separate formal dining room and sunken lounge with built in bar
- \* Master bedroom with ensuite and walk-in-robe
- \* Well-sized additional bedrooms
- \* Outdoor entertaining area with covered patio
- \* Beautiful and easy maintained garden
- \* Double lock-up garage (tandem parking)
- \* Solar Panel (a total of 22 panels)
- \* Solar hot water system
- \* Reticulation system
- \* Estimated rental \$900/week, good eh?!

#### Location:

- \* 2.1km to Rostrata Primary School
- \* 2.1km to Willetton Senior High School
- \* 2.2km to Southlands Boulevard Shopping Center
- \* 500m to Arlington Park
- \* Close to all amenities

#### Outgoings:

- \* Council rates: app. \$2,186.14 (FY 24-25)
- \* Water rates: app. \$1,415.39 (FY 23-24)

So whether you're nesting or investing, 26 Scythe Street is the kind of place that just feels right. Don't miss your chance - call or text listing agent, Edward Lim on 0408 929 655 and



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see it for yourself. You'll be glad you did!

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## More About this Property

<b>Property ID</b>	5G03FFB
<b>Property Type</b>	House
<b>Land Area</b>	770 m2
<b>Including</b>	Ensuite Built-in-Robes Secure Parking Solar Panels Solar Hot Water

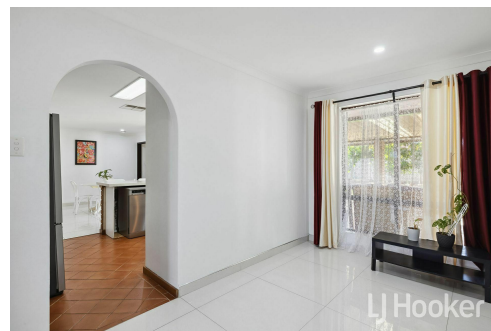
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