

WORKBOOK



Mastermind Event

Multi-Units



ORIGINAL ADD COPY

Listing Description

Property Attributes

Absolutely stunning!

Selling by Open & Transparent Negotiation, 8th March 2017 (unless sold prior). Offers over \$375,000.

This beautifully fully renovated home has all the comforts you can dream of. In fact, someone has done all the hard work for you so that you can move straight in and enjoy the comforts. As soon as you walk through the front door you have that wow! The open plan living and dining area is very spacious and has plenty of natural light with floating floor that flows seamlessly. The galley style kitchen has a real sense of style on sophistication with soft closing doors and plenty of storage space. All the appliances are new and have never been used comprising of 900m gas top, electric fan forced oven and dishwasher. Your guests can sit around the breakfast bar whilst you're cooking up a storm in the kitchen, in fact this is a well thought out plan as you can easily entertain your guests whilst still doing all your chores and putting the washing on in the large spacious laundry room. In this area, the back doors open out onto the entertaining area, another point of difference.

The master bedroom has its own ensuite with single vanity, shower and w/c, the 3 minor bedrooms are all good sizes and two of them have robes. The family bathroom is situated perfectly around them and again tastefully designed in keeping with the rest of the house with bath, single vanity and shower.

You will not be disappointed with the entertaining area as it is huge. A section which has shelter from the hot sun allows you to still mingle with your guests whilst they are playing in the pool which also comes with an outdoor shower. There is a further section of the garden which is perfect for an outdoor cinema and plenty of room for the kids and pets. A double drive way with carport provides ample of room for parking your boat, trailer and various toys.

Location is perfect with less than 20km from Perth and local schools and shops close by. This has got to be one to see and put on your short list. Call me today to view!

Advert Date: 28 Feb 17

Advert Agency: Harcourts Alliance

Advert Agent: Amanda Mills

Agent Phone Number: 0401 912 666



FINAL ADD COPY

3/24/2017

37 O'Grady Way Girrawheen WA 6064 - House for Sale #124831154 - realestate.com.au

37 O'Grady Way Girrawheen

Superbly Renovated + Subdivision + Grannyflat Opportunity!

First home buyers, owner occupiers and investors - look no further - this home exceeds expectations on every level!

Superbly renovated ultra-modern large family home with the ability to subdivide (STCA) future proofing your investment, plus capacity to add a fully self-contained granny flat - this property just keeps on giving.

Imagine lazy weekends by the pool, being the envy of family and friends entertaining in the expansive beautiful home with integrated indoor outdoor living - no need to lift a finger, just move straight in and start enjoying.....

- Prepare to be WOW'd by the expansive light filled open-plan-design flowing seamlessly from the entry to the lounge dining, out through the double glass doors to the covered alfresco and sparkling pool beyond.

- Imagine having poolside BBQs and an outdoor cinema in the backyard!

- Entertaining is a dream in the chef grade sophisticated galley style fully equipped kitchen with adjoining additional space perfect for a butler's pantry..... leaving you wanting for nothing.

- Family and friends are well catered for with four bedrooms and the outside toys are not forgotten with two driveways (each with direct side gate access to the back and carport) - room for your boat, trailer, and even the caravan!

- Stay cool in summer and warm in winter with the reverse split system air-conditioning, and save on your electricity bill with LED energy efficiency lighting throughout.

- Save petrol - leave your car at home and stroll to nearby shops and restaurants, plus access quality local schools and public transport nearby - all this less than 20km to Perth CBD.

Subdivision Potential

- Live in the house and subdivide the backyard (STCA) and get an additional block of land to sell in the future and pay down your loans, OR build on the block yourself and potentially double your investments.

- With the separate driveway access already in place and the new rezoning done (R20/40) - highlighting the demand in the area, it doesn't get easier to subdivide and manufacture growth for the future.

Grannyflat Opportunity

- There is a perfect opportunity to build a grannyflat (STCA) accessed by its own driveway while keeping the house and the pool area as is.

- Rent it out and have someone else pay off your mortgage for you. Or use it to accommodate extended family and know your investment is future proofed

Properties like this rarely comes on the market and don't get any better than this one - so CALL AND INSPECT NOW - it won't last long! [show less](#)

