

Sold

54 Lilian Road, Maida Vale



Something For Everyone

Your family will love this house.

It has permission to install a 2 or 3 bedroom granny flat at the end of the garden with its own separate driveway and shared swimming pool access. This would significantly increase its rental income value. Just \$120,000 extra investment as quoted by granny flat installers recently. Up to 70 square meters of outbuilding allowable with no red tape, order the install tomorrow upon securing this great house purchase.

This block of land is also zoned R5 which gives it future potential to build a childcare/disability care / aged care facility or a B&B. But as a spacious home as-is, your family will love living in it in the meantime.

Set on an elevated spacious half-acre corner block there is plenty of room for the kids to play and set upswings and a trampoline. The pool will provide hours of summer fun and there is even a large luxury spa, which would be a great place to relax on a sunny day.

If you like to entertain, or just enjoy a Sunday barbie with the family, you are spoilt for choice with the 17 meters long elevated alfresco deck/patio with relaxing views down into the valley.

If you're handy, there is a workshop, and when it comes to enjoying extra lifestyle pursuits there is plenty of room to park a boat, caravan, or trailer. The home's versatile layout gives you a range of options.

The main part of the house has three generously sized bedrooms and one bathroom.

4 2 6 1,942 m2

Price SOLD for \$715,000
Property Type Residential
Property ID 75
Land Area 1,942 m2

Agent Details

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Office Details

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There is a formal lounge room, kitchen/breakfast area, and huge games room. So much space gives you so much choice - you can have a retreat for Mum and Dad, a kid's activity room, somewhere to set up the pool table, it's up to you.

A huge bonus is a self-contained internal flat which was a house extension a few years ago allowing for guests coming to stay, AirBNB / aged relative / teenage retreat etc. It is privately sectioned away from the rest of the house.

It has a bedroom, bathroom with corner spa bath and shower, kitchenette, and a living area with good natural light. Great for a large family.

The home is within walking distance to a new IGA supermarket and bus stops connecting in minutes to the new Forrestfield / High Wycomb Rail / Metronet Stations which are developing through Perth's Eastern Suburbs with a focus on a "3rd Runway" airport expansion plan expected to boost development in this area over coming years.

There is also a range of local primary and high schools to choose from.

It is currently tenanted, with a periodic lease in place.

Key features

Inside

Four bedrooms

Two bathrooms, one with a spa

Carpeted lounge room

Tiled meal and kitchen area with breakfast bar and Dishwasher

Games room

Living area with kitchenette

Evaporative air-conditioning

Ceiling fans

Outside

Alfresco rear deck / patio

Pool with water feature

Spa

Workshop

Double garage

Additional parking for a boat, caravan, or trailer and side access to the block

With the granny flat concept installed (which is now fully permitted and quoted) the potential rental income of this property far exceeds prime rate mortgage repayments, making it either a highly affordable good value home or a highly positively geared investment.

Out Goings

Council Rates \$2,322

Water Rated \$1,800

Call Kim Turner for further information

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