

27 Farmer Ave, Brookdale, WA 6112

Sold - \$780,000

House 3  1  2 



### Retain and Build Potential!!!

This is one of those properties that quietly gets investors and first homebuyers excited. A 740sqm block, R15/25 zoning, and a home that's already very rentable or liveable — tick, tick, tick! Whether you're thinking retain and build, land banking, or just securing a smart set-and-forget property, this one gives you options (and room out the back to use them).

**Open for Inspection**

By Appointment.

Inside, the home is neat, practical and easy to lease or live in. The front lounge comes with a split system air con — always appreciated — and flows through to a kitchen and meals area that's simple and functional, with an electric oven and hotplate combo. The laundry sits just off the kitchen, keeping everything easy and efficient.

All three bedrooms are comfortable sizes, with the master bedroom offering a built-in robe and its own split system. Bedrooms two and three are well-proportioned and versatile. The bathroom includes a bath/shower combo and vanity, plus there's a separate toilet, which is a small detail everyone genuinely loves.

#### FEATURES:

- \* 3 bedroom, 1 bathroom home on 740sqm
- \* R15/25 zoning – retain & build potential (average 350sqm with a minimum of 300sqm)
- \* Estimated rental return of \$600 per week
- \* Front lounge with split system air conditioning
- \* Kitchen/meals area with electric oven & hotplate
- \* Laundry off the kitchen
- \* Master bedroom with built-in robe + split system
- \* Separate WC
- \* Double garage (two single garages with remote tilt doors)
- \* Rear access to the backyard
- \* Powered workshop/garage
- \* Huge backyard with loads of future potential

Out the back is where the value really stretches out. There's a large patio with shade cloth, perfect for summer afternoons, plus a massive backyard with heaps of room for subdivision, future development, or simply a space to enjoy. The powered workshop adds extra flexibility, storage, projects, or tradie appeal.

#### Listed By

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