

## SOLD BY SWAN. INVESTMENTS WANTED. INVESTOR'S WAITING

Please note: A recent structural report has found major structural deficiencies in the roof and roof timbers. Buyers will be accepting the properly with this major structural defect and the price reduction reflects this defect SUBDIVIDE AND PROFIT POTENTIAL DUPLEX BLOCK

Demolish and subdivide or retain, fix \& subdivide subject to LA approval All gas, electrical and plumbing will be in good working order at settlement

Brick and tile home on a picturesque 809sqm block.
The house consists of 3 bedrooms, good size lounge, practical kitchen and meals area, whilst there is a rear studio/teenage retreat giving you an added living space.

Two beautiful large trees in the backyard allow for a plethora of birdlife to visit as you sit and enjoy a morning coffee.

Being such a large block there is plenty of parking for vehicles, caravans, trailers, with the added bonus of potential rear access with the removal of the fence through the carport, as well as the potential to subdivide as the zoning is R20-40

Built in the late 60s, this home does need tlc but with the location and future subdivision potential, could you ever lose?????

Features
Brick and tile home
Hard wearing floors
Gas cooktop
Double sink

运 3 風 2

Price
Property Type Property ID

SOLD for $\$ 380,000$
Residential 2110

## Agent Details

Trevor Black - 0419923858

## Office Details

Midvale
2/220 Morrison Road Midvale WA 6056 Australia
0892551357
STWAN RIWAT ISTANTE

## Ceiling fans

Magical 809sqm block with subdivision potential
Large outdoor patio
Plenty of room for vehicles
Walk to shops, schools public transport

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

