

Sold



749m²

23 Frederick Street, Wanneroo



Opportunity PLUS!

Set on a generous 749sqm block, this is an incredible opportunity for the right buyer for this three-bedroom home. With an R20/40 zoning, developers and investors will appreciate the potential, whether they knock down the existing dwelling and develop the block or renovate and/or extend this much-loved home.

Built in 1982, this solid brick and tile home features a formal lounge, a kitchen with a meals area and alfresco dining beneath a paved patio. The large backyard offers loads of space for families, while both the front and rear gardens present the option to extend this property to create a home that suits your lifestyle. Imagine what you could do with all that space – add a parent's retreat, a games room, a gourmet kitchen, a workshop and a pool. You're only limited by your imagination since this is affordable for an owner/occupier looking to get on the property ladder or investors keen to build their portfolio.

Falling under the dynamic City of Wanneroo, this peaceful neighbourhood presents a relaxed lifestyle, and you're only a stroll from Lake Joondalup and Yellagonga Regional Park, teeming with wildlife, nature and walking trails. You're across the road from the Wanneroo Showgrounds and Wanneroo Sports and Social Club, a community hub for socialising and sporting facilities. You're only a short distance from Wanneroo's town centre, where you'll find plenty of dining and shopping options, including the Wanneroo Central Shopping Centre, and you're not far from Joondalup's vibrant town centre and Edith Cowan University. You have several nearby schools,

3 1 2 749 m2

Price SOLD for \$600,000
Property Type Residential
Property ID 29895
Land Area 749 m2

Agent Details

Adam Whitford - 0406 616 608

Office Details

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Level 8, 3 Hasler Road Herdsman,
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including St Anthony's School, Wanneroo Secondary College and East Wanneroo Primary School.

You have excellent transport links since you're close to arterial roads like the Mitchell Freeway and Ocean Reef Road, not to mention bus routes and the Edgewater Train Station.

With so many options, Adam is ready for your enquiry on 0406 616 608 today.

Features include:

- Three bedrooms, one bathroom (with a bathtub)
- Two living areas
- Spacious formal lounge room
- Functional kitchen with dual sinks, a gas cooker and a meals area
- Large, paved patio
- Separate laundry with external access
- Security screens
- Split-system air-conditioning
- Large family-friendly gardens with lawn and a shed
- Double carport with additional parking
- 749sqm block, 103sqm living space
- 1982 brick and tile construction
- R20/40 zoning – huge development potential
- The property is currently tenanted with vacant possession available

Location (approx. distances):

- Across from the Wanneroo Showgrounds & Wanneroo Sports and Social Club
- 600m to Lake Joondalup & Yellagonga Regional Park
- 1.2km to Wanneroo Central Shopping Centre
- 1.3km to St Anthony's School
- 1.6km to Wanneroo Secondary College
- 2km to East Wanneroo Primary School
- 5.3km to Edgewater Train Station
- 5.4km to the Wanneroo Botanic Gardens and Mini Golf
- 7.2km to Edith Cowan University Joondalup Campus

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