

Sold



223 Benara Road, Beechboro



## Opportunity Awaits

Open by private inspections only! Call Simar Singh on 0433 767 296.

Welcome to this functional 3x1 house located in the desirable suburb of Beechboro! Situated on a generous 692m<sup>2</sup> land, this property offers immense potential with its R20/50 Zoning, making it a prime candidate for future subdivision (Subject To Council Approval). Great opportunity for an investor looking for good rental return where tenants are already paying \$520/week on a periodic lease. Tenants are willing to stay for long term lease or move for the right candidate.

Upon entering, you'll be greeted by an inviting living space, perfect for relaxation and entertaining. The well-appointed kitchen features modern appliances and ample storage, making it a chef's delight. The three bedrooms are spacious and bathed in natural light, providing a comfortable retreat for family members or guests.

Step outside into the expansive backyard, where you'll discover the true highlight of this property. With a sizable land size and the sought-after R20/50 Zoning, there is incredible potential for subdivision (Subject To Council Approval). Imagine the possibilities of creating additional dwellings or maximizing the space for recreational activities, a pool, or a beautiful garden oasis.

The location of this property is highly convenient, with nearby amenities

3 1 1 1 692 m<sup>2</sup>

**Price** SOLD for \$470,000  
**Property Type** Residential  
**Property ID** 29102  
**Land Area** 692 m<sup>2</sup>

### Agent Details

Gary Birkinshaw - 08 9207 2088

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

including schools, parks, shopping centres, and public transportation options. Beechboro offers a peaceful suburban lifestyle while still being within easy reach of the city, making it a sought-after area for families and professionals alike.

Don't miss this incredible opportunity to secure a 3x1 house on a 692m<sup>2</sup> land with R20/50 Zoning, offering subdivision potential (Subject To Council Approval). Contact us today to arrange a viewing and explore the exciting possibilities that await you in Beechboro!

Contact Simar Singh at Xceed Real Estate on 0433 767 296 now to secure your viewing today.

Disclaimer: The information provided herein has been prepared with care; however, it is subject to change and cannot form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative or agent cannot be held responsible for any inaccuracies.

\* Interested parties must be sure to undertake their independent enquiries.

*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.*