

7 Clianthus Way, Koongamia







Enormous Potential in Perth’s Foothills

Auction Location: Online Auction

Situated on a 766sqm block in Perth's foothills, this four-bedroom, one-bathroom home offers enormous potential. Given the position of the home on the block offering side access and an established front yard, you can easily retain the current property and develop the rear block. Or demolish the existing property and develop the entire site. Alternatively, keep it as is and rent it out to a family or live in it yourself. Either option presents a lucrative opportunity for savvy buyers.

Built in 1965, this is a tempting find for renovators and character lovers. Given the generous block size, there's the option of reconfiguring the layout or extending it to suit your needs while catering to modern living. This charming home features jarrah floorboards, a formal lounge, a retro kitchen with a meals area, and an enclosed veranda overlooking the garden with external access, perfect as a games room or office/studio.

You have all the perks of living in the hills, such as access to the Perth Hills wine region, John Forrest National Park, Great Eastern Highway, Goat Farm Mountain Bike Park and Bilgoman Aquatic Centre. Clayton View Primary School, Lloyd Penn Park & Koongamia Pump Track and Koongamia Store are within convenient walking distance, and you're only a short drive away from Treetops Montessori School, Helena College Senior School campus, and Midland Gate Shopping Centre and town centre.

4 1 1 766m2

Price	SOLD for $431,000
Property Type	Residential
Property ID	29309
Land Area	766 m2

Agent Details

Adam Whitford - 0406 616 608

Office Details

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XCEED REAL ESTATE

With the opportunity to add substantial value here, you're only limited by your imagination. Adam Whitford is ready for your enquiry on 0406 616 608 today.

Currently rented at $330 per week with the lease expiring on 25 April 2024.

Features include:
Four-bedroom, one-bathroom (with a bathtub) brick and tile home
Generous kitchen with gas cooking and combined meals area
Spacious formal lounge
Enclosed veranda/games room with garden access
Ducted reverse-cycle air-conditioning throughout
Gas fireplace and a ceiling fan in the lounge room
Timber flooring throughout, except for carpet in three bedrooms
Security window and door screens
Established gardens with a raised veggie garden, a large shed and a patio
Built in 1965 on 766sqm block
Enormous potential – retain, renovate or develop (subject to council approval)

Location (approx. distances):
260m Lloyd Penn Park & Koongamia Pump Track
700m Clayton View Primary School
750m Koongamia Store
1.7km Goat Farm Mountain Bike Park
4.3km John Forrest National Park
4.6km Bilgoman Aquatic Centre
4.8km Treetops Montessori School
4.9km Midland Gate Shopping Centre and town centre
5.9km Helena College Senior School campus

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