

151 Weaponess Road, Wembley Downs







Invest, Renovate or Detonate & Subdivide

Under Offer! Multiple Offers Received. Delighted Sellers & Buyer.

Rare Earth! Circa 1960's duplex pair, on one title, set on a large 870 SQM subdivisible corner lot Zoned R20.

Being offered for sale for the first time ever this block value opportunity offers the astute investor or developer fabulous opportunities to:
1.continue to hold the existing income earning 2 & 3 bedroom homes-both currently tenanted on a periodic basis, providing instant income from settlement
2.renovate the dwellings and significantly improve their income earning capacity or
3.demolish, subdivide (subject to WAPC and shire approval) and rebuild 2 new residences
(Street number 44 Sulman Road is also allocated to this property)

Located on the corner of Sulman Road this rare corner site is centrally located within sought-after Wembley Downs surrounded by a selection of highly regarded public & private schools, various local & major shopping centres, sports fields & parklands, seamless public transportation routes, key public amenities and walking distance to glorious coastline.

For further details or to arrange a private viewing of these homes please contact Ian Fatharly on 0411 886 183 or ian@xceedre.com.au

5 2 2 870m2

Price	SOLD for $1,280,000
Property Type	Residential
Property ID	29709
Land Area	870 m2

Agent Details

Ian Fatharly - 0411 886 183

Office Details

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Level 8, 3 Hasler Road Herdsman,
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EXISTING DWELLINGS

151A Weaponess Road
• 3 bedrooms, 1 bathroom
• Open plan living rooms
• Kitchen and meals
• Separate laundry
• 1 covered carport

151B Weaponess Road
• 2 bedrooms, 1 bathroom
• Open plan living rooms
• Kitchen and meals
• Separate laundry
• 1 covered carport
• Rear garden shed

City of Stirling rates: $3,262 p/a
Water Rates $1,223 p/a

LOCATION HIGHLIGHTS
• 200m to bus stops
• 350m to Wembley Downs Primary School
• 350m to The Downs Shopping centre
• 1.0km to Butler Reserve
• 1.1km to Hale School
• 1.8km- to glorious coastline
• 1.7km to Holy Spirit Primary School
• 2.1km to Churchlands Senior High School
• 2.6km to Newman College
• 5.1km to St Mary's Anglican School
• 4.1km to City Beach
• 3.3km to Scarborough Beach entertainment precinct
• 2.7km- Wembley Golf Course
• 2.8km to Jackadder Lake and Reserve
• 4.6km to Westfield Innaloo Shopping Centre
• 4.5km to Karrinyup Shopping Centre
• 4.8km to Floreat Forum shopping centre
• 11.2km- Perth CBD

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