











## 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,

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

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

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

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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

*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.*