

39 Clover Square, Girrawheen







SPACIOUS GIRAWHEEN HOME WITH HUGE POTENTIAL

4 2 1 711m2

A fabulous four-bedroom, two-bathroom home offering plenty of generous living spaces, striking distance to parks, schools, and shopping and dining options, welcome to 39 Clover Square, Girawheen. Offering exceptional convenience, this is the perfect family abode for first-home buyers, retirees or investors seeking growth in an increasingly popular area.
Currently sitting within R20 zoning and sitting on a substantial-sized block of 711sqm, reap the benefits of this exceptional opportunity and extend, subdivide or build your dream home, or as an investor, add this parcel of land to your portfolio and take advantage of the potential to subdivide and develop to R60, subject to approval.

From a welcoming street front, step past your expansive lawn, driveway and veranda with café blinds, and into a light and bright home providing the warmth of timber-style flooring. To your left is the formal lounge room, an inviting room that provides extra living space away from the centre of the home with a separate dining room beyond.

The central family living, kitchen and casual dining areas are light and bright and offer an excellent zone for the whole family to come together with sliding doors from the living area providing a lovely seamless flow onto the paved patio outside. The kitchen features everything the modern family needs with a pantry, double sink and ample cupboards and bench space providing a casual breakfast bar, ideal for easy, family mealtimes.
All four bedrooms feature the comfort of ceiling fans, the main bedroom

Price	SOLD for $725,000
Property Type	Residential
Property ID	30505
Land Area	711 m2

Agent Details

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Office Details

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enjoying an ensuite and floor-to-ceiling built-in robes while a second bathroom with bath provides further convenience. Outside, the family can enjoy plenty of room to move, with lawn for the kids and family pets and a fabulous, paved, undercover patio area, ideal for alfresco family dining, BBQs and entertaining virtually all year round. A paved area that wraps around the whole home, fill it with outdoor dining furniture, chairs, and decorate it with potted plants and you have your very own private sanctuary. A lovely home offering plenty of space with the added benefit of an extra living room, plus so much land front and back, this home is ideal for the busy, growing family looking for an abode close to everything that matters. With the potential to renovate or subdivide, an exceptional opportunity in popular Girawheen awaits!
For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on joe@xceedre.com.au or 0406 237 964.
Features include:

Land Size 711sqm
Four bedrooms, all featuring ceiling fans
Main bedroom with ensuite, floor-to-ceiling built-in robes, drapes
Separate formal lounge room and dining room
Timber-look flooring
Main bedroom with ceiling fan
Family bathroom with Roman bath
Open-plan living/kitchen/casual dining areas
Living area with split system air- air-conditioning, sliding doors to exterior, drapes
Spacious kitchen with pantry, double sink, ample bench space, breakfast bar
Separate laundry
Paved outdoor/alfresco area at the exterior
Undercover front veranda with café blinds
Lawn and established gardens
Garden shed
Security screens
Single car garage with extra parking on driveway
Council rates $1800 per annum
R20 Zoning with potential to develop to R60 subject to WAPC approval

Location (approx. distances):

Hudson Park 650m
Giraween Senior High School 1.1km
Girawheen Hub Community Centre 1.3km
Kingsway Shopping Centre 2.7km
Emmanuel Christian School 2.6km
Montrose Park Tennis Courts 2.9km
Stirling Leisure Centre (Balga) 2.9km
Roseworth Primary School 3.1km
Balga Plaza 3.3km

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