

Just Listed



16 Borden Road, Marangaroo



Big Block, Big Potential and Even Bigger Possibilities!

Set on a massive 881sqm (approx.) parcel with rare R20/R40 zoning, this charming 4 bedroom 2 bathroom single-level brick-and-tile home isn't just a place to live, it's a launchpad for your next move.

Whether you're a savvy investor, a growing family or a developer with a vision, this one delivers on every front. It even boasts double side-access gates leading into a huge lock-up rear workshop shed, featuring a roller door and three-phase power. There is also a double garage on the property – and loads of room to move, expand or explore your options.

Internally, a spacious sunken formal lounge room welcomes you to the left of entry with its soaring high raked ceilings and feature brick fireplace – and sits separate from the formal dining room – a zone that is also reserved for those special occasions. At the heart of the house, a central open-plan family, meals and kitchen area plays host to a double-door storage pantry, gorgeous timber cabinetry, double sinks, a range hood, a gas cooktop and a separate oven/grill.

A massive separate games room with a built-in bar makes it three different living areas in total and, like the family room, seamlessly extends outdoors to an intimate patio within one of two paved entertaining spaces that are connected by an expansive backyard with lush green lawn, as far as the eye can see.

4 bedrooms 2 bathrooms 2 car spaces 881 m²

Price	From \$800,000
Property Type	Residential
Property ID	32079
Land Area	881 m ²

Agent Details

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At the front of the floor plan, a cosy master suite is the obvious pick of the bedrooms with its walk-in wardrobe and private ensuite bathroom – shower, toilet, vanity and all. Two of the three spare bedrooms have their own built-in double-door robes, whilst a practical main family bathroom is brilliant in its simplicity and caters for everybody's personal needs in the form of a shower and separate bathtub.

Reap the rewards of a wonderfully-convenient location here, close to sprawling local parklands, the Newpark Shopping Centre, public transport, schools, Marangaroo Golf Course, major arterial roads and so much more.

This is the kind of opportunity that doesn't come knocking twice. Renovate, re-develop or simply enjoy. The choice – and the upside – is all yours!

Other features include, but are not limited to:

- Entry verandah
- Carpeted living areas, dining room and bedrooms
- Separate laundry with external access for drying
- Separate 2nd toilet
- Ample built-in hallway linen storage
- Ducted air-conditioning
- Feature ceiling cornices
- Skirting boards
- Security doors and screens
- Gas storage hot-water system
- Established lawns and gardens
- Double lock-up garage – with dual roller doors

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