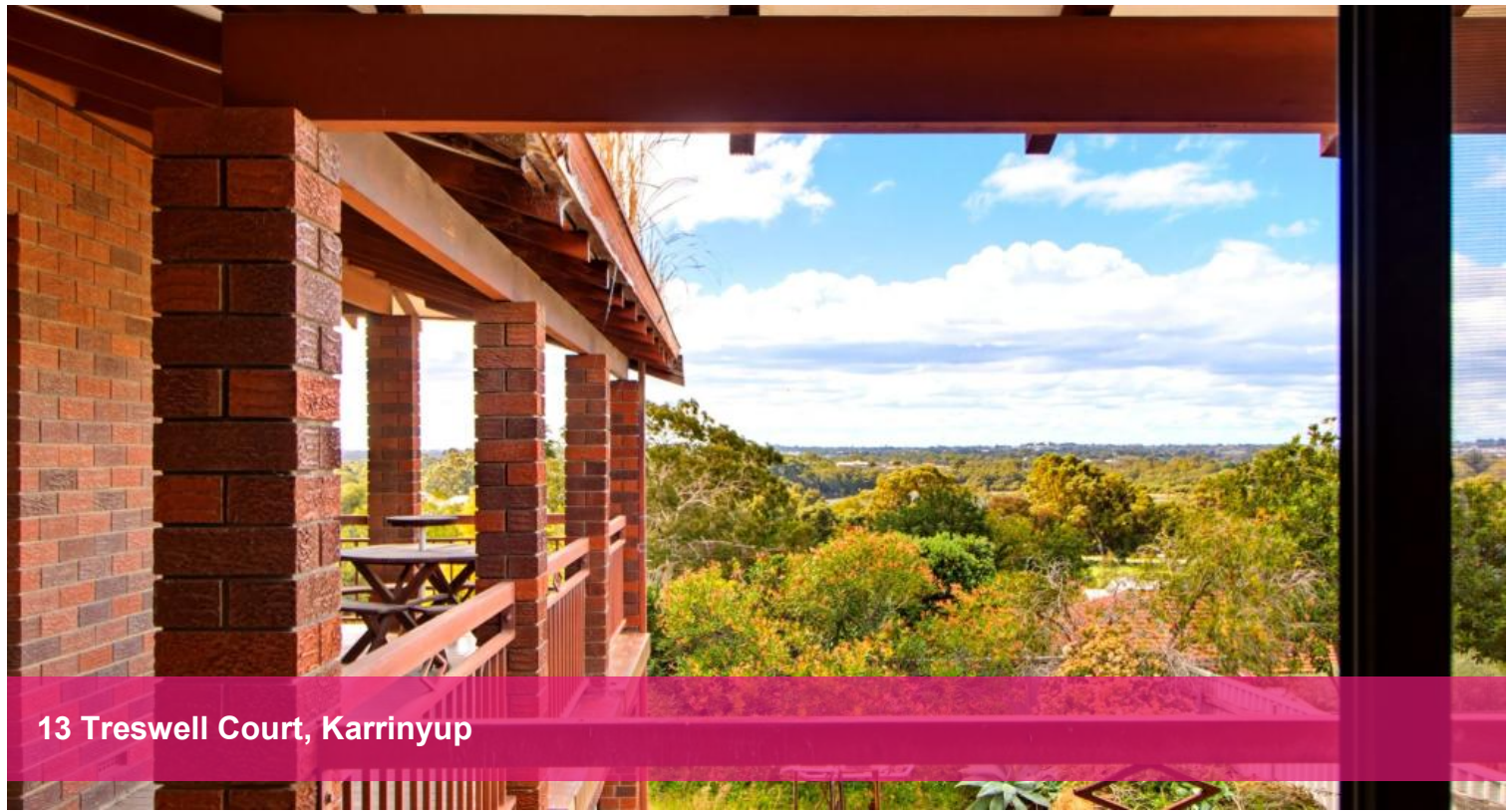




13 Treswell Court, Karrinyup



A Time Capsule with Endless Potential

HOME OPEN CANCELLEDCONTACT AGENT.

If homes could tell stories, this one would have a few classics...

Step back to a time when homes were built to last, kids played in the backyard until sunset, and mustard yellow kitchens were all the rage. Set on a generous 773sqm green title, R30 block, this solid 1978-built spacious family home is ready for its next chapter. It may be a little rough around the edges, but underneath it all is a home with great bones, endless potential, and plenty of stories left to tell. If you're eager to move straight in, a fresh coat of paint, a good garden tidy-up, and a little elbow grease could go a long way in making it feel like home. For those with a longer-term vision, this is a property with exceptional upside - ready for someone with imagination, plenty of energy, and a passion for transforming a classic into something truly special. If you've got a good eye for design and don't mind rolling up your sleeves, the rewards could be extraordinary. And then there's the view. Step out onto the balcony and take in the elevated outlook - a feature that's ready to impress today and one you'll appreciate even more after you've breathed new life into this timeless family home.

Offered 'AS IS, this is one of those increasingly rare properties where the land is just as exciting as the home itself.

Whether you're dreaming of creating your forever family home, tackling an

3 3 2 773 m2

Price UNDER OFFER BY JANET YEAP

Property Type Residential

Property ID 33516

Land Area 773 m2

Agent Details

Janet Yeap - 0452 018 118

Office Details

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

XCEED 
REAL ESTATE

exciting renovation project, or exploring future development opportunities (subject to the relevant approvals), this property is the ultimate blank canvas. The expansive backyard offers room for everything on the wish list - with convenient side gate access, or simply a huge backyard where kids (or dogs) can burn off endless energy. The beauty of this home is that you have options - and lots of them. Move straight in and renovate at your own pace, modernising room by room while enjoying the space. Land bank and subdivide in the future to maximise value. Or, if you're thinking long term, demolish and build your dream home when the time is right. Developers and investors will also appreciate the R30 zoning, offering exciting future subdivision (STCA).

FEATURES YOU WILL LOVE

Step inside and you'll discover a home that's been lovingly preserved through the decades. The kitchen cabinetry is in near-new condition, the oven has barely broken a sweat, and it's all been so lightly used you might wonder if takeaway was the family favourite.

And yes, it's immaculate in some ways. Whether it brings back fond memories of your grandparents' shag piled carpet lounge room or inspires your next retro revival, you'll struggle to find one that's been this spotless. They simply don't make time capsules like this anymore. This isn't a home that's been neglected. It's a home that's been cherished.

Inside, the home unfolds across two spacious levels, offering multiple living areas and a wraparound north and east-facing balcony that captures elevated views towards Lake Gwelup. Enjoy seamless access to the balcony from the master bedroom, family room and formal dining area, creating the perfect space to soak up the morning sunshine, entertain guests, or unwind with the afternoon breeze. The remaining two bedrooms are generously proportioned, each complete with built-in robes.

Downstairs, you'll find a classic 70s-style pool room - a nostalgic nod to a bygone era that's brimming with potential. Whether you transform it into an activity room, teenagers' retreat, home office, gym, or even a fourth bedroom, the flexibility is entirely yours.

Adding to its versatility, the lower level also features a spacious laundry with a separate shower and toilet, making it ideal for guests, teenagers, or multi-generational living. From here, you'll enjoy convenient internal access to the double garage and the adjoining storeroom, providing ample space for storage, hobbies or a workshop.

The backyard is enormous - big enough for the cricket pitch your kids always wanted, a swimming pool, a granny flat, or perhaps all three if you're feeling ambitious.

Highlights:

- 773sqm green title block with R30 zoning, suitable for subdivision (STCA)
- Solid brick-and-tile 1978-built home with exceptional renovation potential or retain and subdivide
- Updated RCDs, smoke alarm compliance and upgraded switchboard
- Formal dining room capturing views towards Lake Gwelup with balcony access

- Curved front façade originally designed as a screen wall which has potential to create a private outdoor shower area after beach days, or a discreet concealed bin storage solution
- Spacious formal lounge
- Formal dining room with balcony access overlooking views
- Semi-open kitchen overlooking the family room with charming arched servery window connecting the kitchen and family room
- A spacious family room with direct balcony access, allowing an abundance of natural light to fill the space
- Private master bedroom with walk-in-robe and ensuite positioned at the rear of the home also with balcony access for morning coffee or tea with views
- Two additional generous-sized bedrooms with build-in-robe
- Original arched shower recess and separate bathtub in the common bathroom - because everything retro eventually becomes trendy again!
- Separate toilet - upstairs and downstairs and one in the ensuite
- Versatile downstairs pool room ideal as a games room, activity room, home office or fourth bedroom
- Laundry with a laundry chute and adjoining shower and additional toilet downstairs, handy when you have guests visiting
- Wraparound north and east-facing balcony with views across Lake Gwelup
- Double garage with an undercroft storeroom, accessible from both the garage and the rear garden
- Expansive terraced backyard with endless possibilities

LIFESTYLE YOU WILL LIVE

The location is every bit as impressive as the opportunity itself. Perfectly positioned only 500 metres from Karrinyup Shopping Centre, you'll also enjoy the convenience of being just minutes from Westfield Innaloo. Families will appreciate the proximity to quality schools, including St Mary's Anglican Girls' School and Our Lady of Good Counsel Primary School, while Perth CBD is an easy 12km commute.

For those who enjoy an active lifestyle, start your day with a walk through the lush Karrinyup Recreation Reserve or around the picturesque Gwelup Lake. Nature lovers will relish the surrounding bushland and tranquil walking trails, while Perth's iconic coastline, including the pristine beaches of Trigg and Scarborough, is only moments away.

A vibrant selection of cafés, restaurants and everyday amenities are all within easy reach, while quick access to the bus stop, Mitchell Freeway and Stirling Train Station ensures effortless connectivity across Perth.

School Catchment :

Our Lady of Good Counsel School - Catholic
 Karrinyup Primary School
 St.Mary's Anglican Girls School
 Carine Senior High School

Ongoing:

Council rates: \$2,075.57 PA (FY 26/27)
 Water rates: \$1,439.28 PA (FY 25/26)

Opportunities like this are becoming increasingly scarce, making this an exceptional offering for buyers seeking both an enviable lifestyle and strong

long-term potential. Set on a generous parcel of land with a view in one of Karrinyup's most tightly held and sought-after pockets, this property offers outstanding flexibility. Whether you're looking to move straight in, renovate, build your dream home, explore redevelopment potential (subject to relevant approvals), or secure a quality investment for the future, the possibilities are endless.

Act quickly to secure your private viewing. Contact Janet Yeap today for further information or to arrange an inspection.

Disclaimer: Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.

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.