



235 Leach Hwy, Willagee

ONE PERCENT



OPPORTUNITY AWAITS!

Here is your chance to unlock the potential of this large 4 bedroom, 2 bathroom property or the land it sits on.

Choose to nest, invest and/or develop in the heart of convenience! Strategically situated just moments away from schools, a bustling shopping centre, as well as a delightful array of restaurants and cafes.

Set upon an impressive 772sqm parcel of land, ZONED R20/60, offering tantalising possibilities for future development (subject to council approval).

This home itself (sold on an "AS IS" basis), embraces a large 183sqm of living space with a huge sunken living area, high ceilings, a spacious kitchen and dining area, along with generously sized bedrooms and even a separate games/lounge room.

Outside the paved BBQ area has been thoughtfully designed for family entertainment within the expansive backyard.

🛏 4 🚿 2 🚗 2 📏 772 m2

Price	SOLD for \$670,000
Property Type	Residential
Property ID	20
Land Area	772 m2
Floor Area	183 m2

AGENT DETAILS

Lee Tamblin - 0466 250 944

OFFICE DETAILS

One Percent Realty WA
1003/162 Canna Drive Canning
Vale, WA, 6155 Australia
61 466 250 944

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The property comes with a wonderful tenant paying \$500 per week until 26th June 2024, a guaranteed income while you make your development plans.

Seize the moment and make this incredible investment property with future development potential YOURS today!

NOTE: All viewings on this property are to be made via appointment

PROPERTY FEATURES INCLUDE:

- * Great character, 4 bedroom, 2 bath home
- * Master bedroom with ensuite bathroom and built in robes
- * Large living areas
- * Souring raked ceilings in sunken living space
- * Kitchen dining is large enough to accommodate all the family
- * Separate games/tv room off the kitchen
- * Minor bedrooms are generous size with built in robes
- * Enclosed patio
- * Nice outdoor court yard
- * Green titled 772sqm with R20/60 zoning
- * Potential development opportunity (STCA)
- * Side access to rear garden
- * Potential parking for boat/caravan
- * Built in 1973
- * 183sqm of living

Located in the vibrant suburb of Willagee close to Fremantle, Garden City, the Swan River, restaurants, shopping centers, schools and transport.

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.