

1 Garvey Street, Cloverdale, WA 6105

House For Sale

Thursday, 15 February 2024



1 Garvey Street, Cloverdale, WA 6105

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 797 m2

Type: House



David Quadros
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Offers over \$595,000

Guaranteed to Impress you is this Prime large corner duplex potential block of 797m, proudly overlooking Middleton Park. Featuring a solid brick and tile home currently rented for \$530 per week until 15/06/24 it will make a great investment or first home for people looking at long-term growth. Cloverdale recently featured in Hotspotting's Top 10 National Buys Greatest suburb locations and corner blocks like this are getting harder to find in this sought-after suburb making this a sought-after buy. You are close to the exciting New Redcliffe Train Station, bus transport, a choice of Primary Schools, Local Belvidere Shops, Ascot Racecourse, Perth Airport, DFO, and Belmont Forum as well as being in a close 11km Radius approximately to the CBD. Features including but not limited to:

- 1963 Brick and Tile 3 bedroom 1 bathroom home
- Airconditioned front lounge area with carpet over floorboards
- Kitchen with gas cooktop and updated electric oven and rangehood
- 2nd & 3rd bedrooms will fit double beds
- Bathroom with shower over bathtub
- Laundry with suitable cupboards
- Toilet with hand basin
- Rear enclosed patio area tiled throughout
- Circular driveway providing great parking for multiple cars
- 2 single Carports for smaller cars
- Prime 797m block (non-inclusive of truncation)
- R20 zoning or Potential R30 zoning with demolition of the house

Water rates: \$1,072.43 p/a (approx.) - Total for 2022 - 2023 financial year Council rates: \$1471.71 p/a (approx.) Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.