

**10 Afric Street, Middle Swan, WA 6056**

THE AGENCY

**House For Sale**

Wednesday, 17 April 2024

10 Afric Street, Middle Swan, WA 6056

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Brian McAllister  
0418896354

## EOI contact agent!

Nestled on a spacious 971m<sup>2</sup> lot, this property offers ample space for both present enjoyment and future potential. With the option to subdivide into a duplex block, the existing home is strategically positioned forward, allowing you to retain its charm while exploring development opportunities. Whether you choose to expand or maintain the current layout, this property provides flexibility and room for growth to suit your needs and aspirations. From the sprawling backyard presents endless possibilities, complete with a versatile shed ready for your personal touch. With amenities like electricity, water, and plumbing already in place, the potential for enjoyment knows no bounds. With thoughtful updates already in place, there's ample opportunity to infuse your personal style and vision to transform this home into your dream abode. Whether you're drawn to its existing charm or excited by the potential for further enhancement, this property offers the perfect foundation for creating a home that reflects your individuality and aspirations. Conveniently located close to shops, schools, and parks, 10 Afric Street is the ideal place to call home. Property Features: • Reverse cycle air conditioning: 10 kW • Security roller shutters • Gas hot water: Instantaneous • Solar hot water not connected • Shed: Dimensions of 10.5 meters by 7.3 meters, with a height of 4.3 meters • Utilities to shed: Electricity and water, with plumbing for a toilet • Living Areas: 2 • Land Size: 971 m<sup>2</sup>, potentially subdividable • Kitchen Appliances: Electric stove oven Don't miss the chance to make this property your own. Take the first step towards an extraordinary purchase. Contact Brian McAllister today 0418896354. DISCLAIMER: This document has been compiled for the purpose of advertising and marketing only. Whilst every care has been taken in preparing the particulars and information contained and believed to be correct, neither the Agent nor the vendor nor servants of both, guarantee their accuracy and accept no responsibility for the results of any actions taken, or reliance placed upon this document and interested persons are advised to make their own enquiries & satisfy themselves in all respects. The particulars contained are not intended to form part of any contract. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.