

102 Collier Road, Embleton, WA 6062



House For Sale

Wednesday, 12 June 2024

102 Collier Road, Embleton, WA 6062

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Tris Ang

0404820888

Offers fr \$1,24 mil -R60/R100!

Assure Property Group is proud to present this incredible purchase opportunity. Located centrally in Embleton, this green title 1171 sqm 3-bedroom, 1-bathroom property with R60/R100 zoning provides countless opportunities for developers or investors alike, and makes an attractive option for any occupant given how conveniently located this property is! For homebuyers - enjoy living in a well-maintained property a short walk away from Galleria Shopping Centre and close to many amenities, as well as land banking on prime R60/R100 zoned land! Investors/Developers rejoice - this ideal opportunity provides good rental returns while you organise your subdivision and redevelopment plans! With R60/R100 zoning providing up to 9 lots, the development opportunities are endless! This property can be rented out at approx. \$630/week.

THE PROPERTY: This spacious property hosts a tidy 3-bedroom, 1-bathroom house that is well-positioned and elevated on the block provides a highly usable front yard & backyard. With R60/R100 zoning, options are plentiful and include renovations, building a granny flat, land banking, retain and build, and future development of villas, townhouses, apartments etc. Walking up the stairs to the front door, a comfortable porch for outdoor relaxation awaits, for your morning coffee or evening drink routines. Step through to the cosy lounge room and be amazed at the gorgeous jarrah floorboards and feature wall. Past the feature wall, the dining area with beautifully built-in cupboards provides space and ease for meals. To the right of the dining room, you will find the first bedroom, cosy with natural light. Through the doorway, the second and third bedroom awaits, spacious, bright and airy. The easy-care bathroom features an XL shower recess and benchtop with plenty of cupboards. To the left of the dining room, you will be greeted with the kitchen with modern appliances, feature walls and plenty of natural light. Tiled splashback surrounds the U-shaped kitchen benchtop as well as lots of cupboard spaces and gorgeous jarrah walls up high. Through the doorway, the large laundry awaits, with plenty of space for all your cleaning needs. In the backyard, an impressive, raised patio provides outdoor entertaining options for guests. An outdoor kitchen with a portable gas stove is there for all your outdoor cooking & BBQ needs. This huge block has a large backyard with some fruit trees, perfect for gardening enthusiasts or building further properties; the options are endless! Outdoor storage is plentiful with multiple sheds sit at the back, and a dual-purpose garage/workshop for all your workshop and tool storage!

LOCATION: Well positioned in Embleton, and a short walk from Galleria Shopping Centre and near the large Morley commercial/amenity hub, this lovingly-cared for family home provides the convenience for an easy lifestyle. With many department stores, supermarkets, amenities and activities nearby such as the Embleton Golf Course, your easy weekend plans are sorted. Enjoy flexibility with options for early learning and schools, such as Embleton Primary School & John Forrest Secondary College just a short walk away. This property is located near major arterial roads such as Tonkin Hwy, Broun Ave & Morley Dr. Public transport options are also within a few minutes' walk too. With buses providing access to Galleria Morley, the Bayswater train line to the city and the new, under-construction Morley Train Station with a completion date around the corner, accessing Perth and its surrounds will be a breeze!

FEATURES INCLUDE: - Brick built, well-kept & well-maintained property - Gorgeous Jarrah Floorboards, Feature walls & High Ceilings throughout! - Large Lounge & Dining Room - 3 well-sized Bedrooms with plenty of natural light - Modern Kitchen with plenty of storage space and modern appliances - Large Laundry for all your utility needs - Sizeable Garage/Workshop & Two Sheds for all your workshop and outdoor storage requirements - Large brick-paved and covered patio, perfect for enjoying the outdoors - Second Outdoor Kitchen w/ Portable Gas Stove - HUGE block of land with a plethora of options for both homeowners & investors - Lots of parking available for trailers, boats, caravans and trucks - Centrally located in Embleton

LAND FEATURES: - 1171 sqm of PRIME land - R60/R100 zoning potential - up to 9 units! - Plenty of depth - Surrounded by new developments showcasing what this land could look like! - Subdivision & Survey Plans have been drawn up by designers and surveyors to split the block into 4 lots allowing you to sell the lots, or develop and sell! These are available upon request.

LOCATION FEATURES & DISTANCES: - Walkable distance to Galleria Shopping Centre - Walkable distance to Collier Rd commercial shops - Closes to Public Transport & Various Amenities - Walkable distance to the Embleton Golf Course - Perth CBD (7.2km) - Perth Airport (12km) - Embleton Primary School (350m) - Various Bus Stops (- Embleton Golf Course (800m) - Galleria Shopping Centre (900m) - John Forrest Secondary School (900m) - Morley Sport & Rec Centre (1.7km) - Morley Train Station (2.0km) - Coming Soon! - Bayswater Train Station (2.2km)

This property has many great features that make this the perfect Investment property for living in or renting, and can offer incredible potential for home buyers, savvy investors and developers alike. Hold it as land banking till you are ready to develop, renovate, build & retain, etc!

WHAT'S NEXT? Don't wait! Come and see it for yourself! Hit the "EMAIL AGENT" button on the right side of website, and we will get in touch with you ASAP to arrange a time for you to see and appreciate this superb opportunity. Call Tris on 0404 820 888 or email to

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