

**10560 Great Eastern Highway, Sawyers Valley, WA
6074**

Professionals

House For Sale

Friday, 17 May 2024

10560 Great Eastern Highway, Sawyers Valley, WA 6074

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 1 m2

Type: House



Andrew Fisher
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Expressions of Interest

These generational lots represent opportunities not to be missed. 67 years ago, this home was built in the township of Sawyers Valley, approximately 40 kilometres from Perth in the Shire of Mundaring. Built around a sawmill, the suburb's name comes from the occupation of many of the first settlers to the area. The Sawyers Valley Tavern, which sits on the Highway just up from this very house was first established in 1882 and the Sawyers Valley railway station was built in 1884. And we still have the iconic pub, not to mention possibly the cheapest fuel in the hills, a stock feeder, a park, a fabulous school and an awesome Gelato shop to name a few! Not to mention it is just a couple of kilometres from one of the most vibrant hills suburbs and one that is booming since COVID - the township of Mundaring and all it has to offer. On offer is a family home that has never been sold since it was built on a magic 2.5 acres of land that is now zoned R5 Residential. There are so many options here. Retain for the future and land bank it, retain the home and create 4 x 2000sqm blocks behind it* or just create 5 beautiful new blocks. But best yet, it is on a corner and backs onto a third street meaning there will be no roads to make, and every lot bar one will be off the highway. It is lovely flat land, and with only light trees on the back 3rd this is an incredibly easy subdivision compared to many in the hills. The home is a cottage home with a couple of bedrooms, a lounge, kitchen and diner and probably asbestos, but it's been this families home for 57 years - so it must be OK! You could paint it, do it up a bit and sell it off as a town house - which, let's face it, we need a LOT more of. Yes, the highway is there but it's right in the middle of town in a 50 zone. And one day, one day, there will be an Orange Route. It's going to happen! Sold as is, where is. We are seeking best offers on this incredible property. *All subject to council and WAPC approvals. Buyers should do their own due diligence on this property as no guarantees or warranty will be offered in relation to future subdivision approvals. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.