

# 108B Safety Bay Road, Shoalwater, WA 6169

## Block Of Units For Sale

Wednesday, 12 June 2024

108B Safety Bay Road, Shoalwater, WA 6169

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 79 m2

Type: Block Of Units



Leigh Choo

0863635214

## FROM \$390,000 / Unit

Discover the potential of 108A and 108B Safety Bay Road, Shoalwater, a delightful and well-presented duplexes that consist of 2 identical, 3 bedrooms, and 1 bathroom with a shared common wall, dividing fence, and driveway that is currently UP FOR GRABS!!! This home, nestled on a generous 1012 m<sup>2</sup> lot with a R40 zoning, presents unique opportunities for future investors or a first home buyer looking to take advantage of the current rental market! Unit A: FROM \$390,000 Unit B: FROM \$390,000 OPTION 1: Move into Unit B and rent out Unit A. OPTION 2: Knock down both duplexes and subdivide into a potential 3 or 4-unit lot (subject to council approval) OPTION 3: Continue leasing out both duplexes and watch Perth's land value continue to rise! The house boasts three well-proportioned bedrooms, providing comfortable living spaces for all members of the household. A separate toilet and bathroom ensure convenience and privacy, catering to the needs of a busy family or guests. The heart of this home is the open-plan kitchen and living area, where natural light floods in to create a warm and inviting atmosphere. The kitchen is equipped with a stainless-steel oven, an electric cooktop, and spacious cabinets, perfect for those who love cooking and entertaining. Enhancing the property's allure, a separate laundry area is ideal for accommodating laundry appliances and offers convenient outdoor access to the spacious backyard. Step outside to the expansive backyard that offers endless possibilities for outdoor activities, gardening enthusiasts, or simply relaxing in your private oasis. Additionally, a garden shed provides convenient storage for tools and equipment. Approximately Location Features: - 210m to Shoalwater IGA - 600m to Shoalwater Oval - 650m to Lake Richmond - 1.1km to Safety Bay Primary School - 1.2km to Shoalwater Foreshore Reserve - 3.0km to Shoalwater Beach - 3.03km to Safety Bay Senior High School - 4.6 km to Rockingham Centre

**Property Details**  
108A Safety Bay Road • Land Area: 439 sqm • Floor Area: 100 sqm • RPD: Lot 1 S016366 • Water Rates: \$938.89 p.a. • Council Rate: \$ 1910.02 p.a.  
108B Safety Bay Road • Land Area: 436 sqm • Floor Area: 79 sqm • RPD: Lot 2 S016366 • Water Rates: \$938.89 p.a. • Council Rate: \$ 1910.02 p.a.

Seize the opportunity to call 108A and 108B Safety Bay Road, Shoalwater your new home. Send us an enquiry today to seize this fantastic opportunity and we will be in touch with you to discuss further about the property.\*

**Information Disclaimer:** This information is solely for advertising and marketing purposes only. At the point of preparing the advertisement, it is believed to be accurate. Interested parties must undertake independent enquiries and investigations in any details herein that are true and correct. Information and figures may be subjected to changes without prior notice.