

**11 Burndale Rd, Mount Richon, WA 6112**



**House For Sale**

Wednesday, 10 January 2024

**11 Burndale Rd, Mount Richon, WA 6112**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1431 m2**

**Type: House**



Ben Mathews

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## Offers From \$600,000

Discover an exceptional opportunity entering the market for the first time since 2010! This property boasts a 3-bedroom, 1-bathroom character filled home on an expansive 1431sqm block, zoned R15/25, presenting multiple subdivision options. Whether you envision retaining and building two additional homes or constructing four on the property, the choice is yours (subject to council approvals). Don't miss this rare chance to secure a fantastic property in the foothills of picturesque Mount Richon.

**INSIDE** Built in 1953, this well-constructed home features three bedrooms, each adorned with polished timber flooring and abundant natural light. The master bedroom, the largest of the three, includes a spacious built-in robe. The bathroom and laundry are neatly presented and conveniently situated adjacent to the bedrooms. The updated kitchen/dining/living area, with more beautiful timber flooring, serves as the heart of the home – an ideal space for quality time with family and friends. An additional living space/veranda offers versatility, perfect for formal dining or a games room. This home also has the added bonus of a newly installed solar hot water system plus a newly installed ducted evaporative cooling system.

**OUTSIDE** Sitting on a substantial 1431sqm block, the property's exterior is adorned with notable features while being surrounded by lovely mature trees. The front carport and garage plus additional secure parking spaces provide convenience. You have an excellent alfresco zone at the back with limitless possibilities for customisation. The house itself has also been extensively externally RE CLADDED with modern boarded panelling to the majority of the external surfaces making for excellent long term maintenance.

**SUBDIVISION OPTIONS** What an opportunity! With its coveted R15/25 zoning, the block presents diverse subdivision opportunities. Refer to professional photos and diagrams in the advertisement for a visual representation of your options (subject to council approvals). Whether you choose to demolish the existing home and create four individual lots or retain the front, transforming the rear into two additional lots, the decision is yours. Prospective buyers are encouraged to conduct their due diligence with the City of Armadale regarding subdivision regulations. PLEASE NOTE - the sellers have commenced some minor preliminary works/planning enquiries for subdivision and there is gas, water, telecommunications and electricity conduits for 4 x properties already installed from the street to the garage. This is excellent to have already in place - saving the new owner from having to get this work completed.

**WHERE IS IT LOCATED?** Situated in the beautiful foothills of Mount Richon, this property enjoys a fantastic location. The Mount Richon community offers an attractive living environment, close to quality schools, shops, and multiple public transport options.

**WHAT TO DO NEXT** For those eager to explore this enticing property, Ben Mathews from The Mathews Team at Rodway Group extends a warm invitation to the scheduled home open this coming Saturday. Don't miss the chance to seize this unique opportunity in a prime location.

Property Code: 4258