

**11 Burns Street, Cloverdale, WA 6105**



**House For Sale**

Wednesday, 6 December 2023

**11 Burns Street, Cloverdale, WA 6105**

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 787 m2**

**Type: House**



Gary Singh

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## End Date Process

Just over 15 minutes' drive to Perth CBD and 7 minutes' drive to Perth Airport you will find this 787sqm with side access and R20 Zoning. With a very liveable dwelling this property is suitable for owner occupiers, investors or developers. Choose your own adventure with this opportunity! There are some lovely character features in this 1960's 3 bedroom, 1 bathroom cottage. High Ceilings and Jarrah floorboards line the open plan kitchen/dining/living space which is accented by a classic open fire place. Location, location, location is what they always say! Cloverdale is situated next near Perth Airport, Belmont Forum, highways systems and only a short drive to Perth's CBD. Invest in Cloverdale for immediate return and long-term capital growth prospects. Don't sleep on this one, we are confident the property will be sold well before the end date.

**SCHOOL CATCHMENT** Cloverdale Primary School (2km) Belmont City College (2.3km)

**RATES** Council: \$1374.15 p/a approx Water: \$1004.29 p/a approx

**FEATURES** General\* Build Year 1963\* Total Land Area: 787 sqm approx.\* Total Built Area: 90 sqm approx.\* Private Position with an Extended Driveway\* 3 Bedrooms \* 1 Bathroom \* 1 Toilet\* 1 Living Area\* Fireplace in Living Area\* Freestanding 4 Burner Gas Cooktop with Oven\* Laundry Outside\* Private Position with Extended Driveway\* Garden Shed\* New Colorbond Fence\* Instant Gas Water Heater\* Big Front and Back Yard

**LIFESTYLE** 190m - Bus Stop (Public Transport) 550m - Gerry Archer Athletic Track 1km - Cloverdale Child Care Centre 1.6km - Belmont Medical Centre 1.8km - Belmont Forum 4.5km - Oat Street Train Station 4.6km - Perth Airport 5.9km - Costco 5.9km - DFO 7.5km - Crown Casino 10.9km - Perth CBD