

**13 Pelham Way, Girrawheen, WA 6064**



**House For Sale**

Monday, 27 May 2024

13 Pelham Way, Girrawheen, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 827 m2**

**Type: House**



Nada Banovic-Edwards

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## Expressions of Interest

COMING TO MARKET - SO GET IN EARLY! This fantastic 3-bedroom, 1-bathroom home on a spacious 827sqm corner block in Girrawheen offers more than meets the eye. While the simple floorplan provides a comfortable foundation, it's the exceptional location and development potential that truly set this property apart. Forget the long drives and overflowing shopping lists. 13 Pelham Way places you at the heart of it all. Numerous schools, parks, cafes, restaurants, and community centres are all within easy walking distance, simplifying your daily routine. Stocking up on groceries is a breeze with The Square Mirrabooka, Warwick Grove, Malaga Markets, Woolworths Alexander Heights, and a selection of local supermarkets conveniently located nearby. This functional home boasts a laundry, air-conditioning for year-round comfort, a patio for outdoor relaxation, and roller shutters for added security. The large yard provides a blank slate for you to create your own haven, whether it's a flourishing garden, a dedicated space for your hobbies, or a playground for the kids. A garage with power ensures secure parking and a space for tinkering on DIY projects. But the substantial 827sqm block offers more than just a comfortable home - it's a strategic investment opportunity. Zoned R20/R40, this property presents a blank canvas for investors with a vision. Imagine crafting three brand new street-front properties, laying the foundation for your future success. With some planning and execution, 13 Pelham Way could be the key to maximising your investment returns.

Home Features:

- 3 bedrooms, 1 bathroom
- Air-conditioning for year-round comfort
- Laundry room for added convenience
- Relaxing patio for outdoor entertaining
- Roller shutters for security and privacy
- Spacious backyard
- Solar Panels
- Secure garage with power

Property Highlights:

- Expansive 827sqm block (subject to council approval)
- R20/R40 zoning (subject to council approval)
- Walking distance to schools, shops, cafes, and parks
- Close proximity to Marmion Beach and Trig Beach
- 15km to Perth CBD

Escape the hustle and bustle and unwind on the pristine shores of Marmion Beach (12.2km) or Trig Beach (12.5km), both just a short drive away. For those who need to commute, 13 Pelham Way offers easy access to major roads and highways, placing the Perth CBD just 15km away. This property presents an exceptional opportunity to secure your future in a thriving location with incredible potential. Contact Nada Banovic-Edwards today to arrange a viewing and unlock the possibilities of 13 Pelham Way.