

13 Ungaroo Road, Westminster, WA 6061

THE AGENCY

Sold House

Monday, 6 November 2023

13 Ungaroo Road, Westminster, WA 6061

Bedrooms: 3

Bathrooms: 1

Area: 971 m²

Type: House



Adam Naumovski
0424364326

\$660,000

Adam Naumovski presents...13 Ungaroo Road, Westminster A goldmine of investment and development potential, this not to be missed property is brimming with promise! Nestled in the vibrant heart of Westminster, this exceptional property represents a unique opportunity for the discerning investor and developer. Let's delve into the possibilities: anchored on an expansive 971sqm block with a generous 19.9m frontage, this property's R40 zoning lays the foundation for a development dream. It's not just any zoning; it's the opportunity to craft and construct up to four state-of-the-art homes in the ultra-convenient Westminster locale. A quad site opportunity in such a prime location is indeed a rare find, making this an unmissable chance for developers aiming for substantial returns. However, the allure doesn't stop at the development potential. The property is home to an original 3-bedroom, 1-bathroom dwelling, currently occupied by a long-term tenant. What does this mean for you? A seamless flow of income from day one! It's the perfect scenario – reap the rental rewards as you meticulously strategize and plan your development masterpiece. Whether you're looking to hold as a land bank, drawing returns from the rental while watching the land appreciate, or dive straight into your development venture, the choice and potential are yours. Accessibility and convenience are paramount for any successful development. And with this property, residents are poised to enjoy the best of both. With the nearest bus stop a mere 270m away, and the esteemed Westminster Primary School only 350m, the future residents will be enveloped in convenience. And let's not forget the local IGA just 400m away, ensuring everyday necessities are within arm's reach. In essence, 13 Ungaroo Road is more than just an address; it's an avenue to unparalleled investment success. The perfect fusion of immediate returns and incredible development potential makes this an opportunity too lucrative to miss. Some fantastic features include:

- Prime 971sqm block in Westminster with 19.9m frontage.
- R40 zoning, offering potential to develop up to 4 homes.
- A rare quad site opportunity in a sought-after locale.
- Existing 3-bedroom home with a long-term tenant.
- Immediate rental income for investors.
- Perfect land bank opportunity as property values rise.
- Key amenities close by: 270m to bus stop, 350m to school, 400m to IGA.
- Future development in a prime location ensures high demand.
- An unmissable investment and development opportunity.
- Strong potential for substantial returns on investment.

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