

**13 Wychcross Street, Westminster, WA 6061**

THE AGENCY

**Sold House**

Wednesday, 12 June 2024

13 Wychcross Street, Westminster, WA 6061

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Adam Naumovski  
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**\$695,000**

Adam Naumovski presents...13 Wychcross Street, WestminsterWelcome to 13 Wychcross Street in beautiful Westminister, Western Australia! An exclusive opportunity to own a superb 1972 character home that's more than just a place to live, it's a lifestyle! The perfect fusion of convenience and opportunity, with so many possibilities this property is perfect for astute buyers, savvy investors or anyone who dreams of transforming a solid foundation into their very own palace.Nestled in an enviable locale, just footsteps from parks, schools and transport, the daily necessities are right at your fingertips. Only 300m to the nearest bus stop, 550m to the Westminister Primary School, and a leisurely 600m stroll to the local IGA, for all your groceries in a hurry. When it comes to shopping and entertainment, you're spoilt for choice with Stirling Central, Northlands Shopping Centre, Mirrabooka Square, and the amenity-filled Karrinyup Shopping Centre only a short drive away.Step inside and discover the charm and potential of this home, featuring a spacious separate lounge area with split air conditioning, large main bedroom, three additional generously sized minor bedrooms, and a modern, well-appointed kitchen boasting gas cooking, and plenty of bench and cupboard space, seamlessly connecting to a tiled living area. The family bathroom includes a separate bath and shower, perfect for all your needs. Energy-efficient LED downlights, and a large powered workshop with Three Phase power add to the home's appeal. The expansive backyard offers ample space for outdoor activities, complete with drive through access to the powered shed, grassed areas for the kids and pets to play, and plenty of room to create all of your landscaping dreams.Zoned r40, this block presents the tantalising potential for development. Alternatively, use the home's sturdy bones and prime location as a canvas for your dream renovation project.A unique character home resting on a substantial r40 zoned block, 13 Wychcross Street is more than a house - it's the home of endless possibilities. With its unparalleled convenience, and development potential, it's the perfect choice for those seeking to renovate, invest, or develop their dream home.This rare opportunity won't last long! Book an appointment now to view your future home and step into a lifestyle full of potential and convenience.Some Fantastic Features Include:

- A 1972 character home
- Spacious 4 bedrooms, 2 bathrooms layout
- Prime location near shops, parks, schools, transport
- Proximity to bus stop (300m), Westminister Primary School (550m), local IGA (600m)
- Short drive to Stirling Central Shopping Centre (2.3km), Northlands Shopping Centre (1.7km), Mirrabooka Square Shopping Centre (2.3km), Karrinyup Shopping Centre (8km)
- Multiple living areas
- Well appointed kitchen complete with gas cooktop and plenty of bench and cupboard space
- Split system air-conditioning
- Large powered workshop complete with 3 phase power
- Commanding views from elevated backyard
- Large outdoor space with room for any landscaping dreams
- A huge 819sqm block zoned r40 - potential for development
- Great potential for renovation to create your dream home.

**DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326ADAM NAUMOVSKI | FOR ALL YOUR REAL ESTATE NEEDS**Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.