

**131 Gabriel Street, Cloverdale, WA 6105**



**Sold House**

Tuesday, 7 May 2024

131 Gabriel Street, Cloverdale, WA 6105

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 728 m2**

**Type: House**



PK Kapur  
0893984000

## Contact agent

Location, Potential, and Convenience Await You! Nestled in a prime location, this exceptional development site presents a golden opportunity for savvy investors and developers alike. Boasting a generous 728 sqm block with R20-R100 zoning, this property offers endless possibilities for those looking to capitalize on its potential.

**Key Features:**  
Size: 728 sqm rectangular Green Title Lot  
Zoning: R20/50/100, offering residential potential  
Frontage: 17.9m, Depth: 39.9m  
Current Tenancy: Currently leased for \$460 per week until 12th Nov 2024, providing immediate rental income  
Flexible Options: Vacant possession available with 30 days' notice from unconditional contracts or tenant happy to continue

**Accommodation:** Charming 3-bedroom, 1-bathroom brick and tile home  
**Comfortable Living:** Solid timber floorboards, master bedroom with built-in robes, kitchen/meals/family area, reverse cycle air-conditioning  
**Outdoor Delights:** Carport with side access & roller door, paved patio, 3x2 meter aviary, purpose-built brick planter beds, partially powered workshop  
**Location Highlights:** Situated just a short 450m stroll to Belmont Forum, convenience is at your doorstep with shopping, dining, and entertainment options within easy reach. Plus, with major arterial roads nearby, commuting is a breeze, connecting you to the wider Perth metropolitan area with ease.

**Don't Miss Out!** Seize the opportunity to secure this prime development site and unlock its full potential. Whether you're looking to invest or develop, this property promises a lucrative future. Sold "As Is," this is your chance to make your mark in one of Perth's most sought-after locations.

Contact PK - 0424 194 509 today to arrange a viewing and explore the possibilities that await you!

**DISCLAIMER:** The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.