

**131 Sevenoaks Street, Cannington, WA 6107**

**Professionals**

**Sold House**

Saturday, 2 September 2023

131 Sevenoaks Street, Cannington, WA 6107

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1510 m2**

**Type: House**



Simon Backhouse  
0894519566



KhengYee Lim  
0894519566

## Contact agent

Be First to Secure This Centrally Located Block with Huge Development Potential! Calling all builders, developers & investors!!! Set on a 1,510 sqm parcel of land, this 2 bedroom 1 bathroom home positioned between a major thoroughfare (Albany Highway) and the railway line - AND NOW is the perfect time for a savvy investor to add this to their portfolio. Home Features and Benefits:- Frontage (width) 20.1m, Length (depth) 75.7m/74.6m- Zoned Centre: Residential Precinct B (R30-R60)- Development Potential- Lounge room with air conditioning and wood fire heating- Both bedrooms are carpeted and completed with ceiling fans- 2 sleep outs which could be converted into another bedroom and/or games room- Family bathroom- 2 water closets- Electric stove and gas hot water system- Powered workshop with room for two cars- Large lock up shed to rear of property + space to store a boat or caravan- Potential 6-lots Development Site (STCA)- Water connected & sewer available close by- Potential Rent of \$440-\$480 per week OPTIONS abound for the savvy investor: 1. Living in or rent it out. 2. Retain existing dwelling and develop at the rear. 3. Demolish and develop full block - sell off as land or build on. Situated in an excellent part of Cannington and sitting very close to schools, parkland area, local shops, together with great transport links to the major roads and public transport, the benefits of this property are immense. This is an exciting opportunity to add to your portfolio that will let you reap the rewards! For more information or for inspection arrangements, please contact Simon 0422 059 036 or Lim on 0481 091 139. Outgoings (approximate): Council Rate: \$1,700.00 per annum Water Rate: \$404.84 per annum Property is to be sold in an 'As Is' condition. Distances to (approx.): - Short walk to bus stop and Queens Park Train Station - within 600m- Cannington Leisureplex - 1.0km- Westfield Carousel Shopping Centre - 3.0km- Perth Airport - 9.5km- Perth CBD - 11km Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.