

# 14 Merian Close, Bentley, WA 6102



## House For Sale

Thursday, 18 April 2024

14 Merian Close, Bentley, WA 6102

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Type: House



Andrew Patterson  
0401076690



Kevin Broughton  
0417916221

## Expressions of Interest

Insite Property is excited to present 14 Merian Close Bentley a prime opportunity for land bankers, developers, and investors. This property, located in a desirable and convenient area, is a fantastic opportunity for those looking to invest in a property with excellent potential for subdivision and rental income. The property features a strong functional 4-bedroom, 1-bathroom home on a spacious 968 square meter lot zoned R30, with the potential for development/subdivision into 3 units or retain the original house and build at the back. (pending Local Authority and/or WAPC approval). The lot boasts a rectangular shape with a 23.9m frontage and 40 sides. Property Features Built in 1987 Single lock up garage at the front. 968m<sup>2</sup> green title block Brick & tile construction. Large family and dining area. Separate lounge Kitchen with gas hotplate and oven with ample cupboard space. Large master bedroom with BIR, Air conditioning with access to the bathroom and toilet. Bathroom is large with bath. Bedrooms 3 and 4 are located at the rear of the property and are medium to large with BIR. Bedroom 1 which is the closest to master bedroom is the smallest of the rooms. Water bore for the garden. Large brick constructed workshop at the back – 85m<sup>2</sup> approx. in size. Patio area Massive yard at the back Rental Potential \$650 PW Zoned R30 Co – Living Investment Option. For the astute investor who spots properties ripe for co-living rental models and poised for significant capital growth due to zoning potential, this property presents a unique opportunity. By leveraging a rental-by-room strategy and transforming the workshop into a compact apartment or granny flat, the potential rental income can soar to three times the standard rates in the area. Property Outgoings: Council Rates: \$TBA Water Rates: \$TBA This property is being sold “AS IS” Basis. For those who appreciate convenient shopping, you'll enjoy residing near Bentley Plaza and Westfield Carousel, just a stone's throw from the Perth CBD, only 10 kilometres away. With Curtin University and Canning College in proximity. Food enthusiasts will relish being moments away from the vibrant Victoria Park café strip. Transportation is a breeze with Welshpool Train Station nearby and convenient access to Albany and Leach Highways. Plus, the airport is less than 10 kilometres away, offering easy living away from the city's hustle and bustle. Call Andrew Patterson on 0401 076 690 for more information.