

15 Casserley Avenue, Girrawheen, WA 6064

THE AGENCY

House For Sale

Tuesday, 28 May 2024

15 Casserley Avenue, Girrawheen, WA 6064

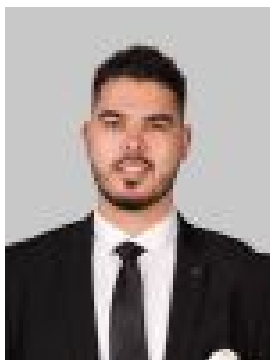
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 692 m2

Type: House



Risto Todorovski

0420900936

End Date Sale

Risto Todorovski proudly presents....15 Casserley Avenue, Girrawheen End date sale - All offers presented 10/06/24 - Unless sold prior. ****GRAND OPENINGS**** SATURDAY 1st June @ 11:40 - 12:10PM SUNDAY 2nd June @ 1:40 - 2:1-PM

Welcome to an unparalleled opportunity at 15 Casserley Avenue, Girrawheen. This property, with its abundant land and strategic location, is a treasure trove for astute buyers, savvy investors, and developers. It's not merely a home, but a canvas for your vision, offering both development potential and the option to subdivide or potentially retain and build (subject to shire approval & due diligence). This wonderfully located property offers the lucky buyers a solid, well-appointed, and well-maintained family home with an R20/R40 zoning allowing subdivision (STSA). Set on a generous 692sqm R20/R40 block, the true value lies in the sheer expanse of the land and its development potential. Picture transforming this space into a vibrant residential hub with new villas or townhouses. The opportunity to subdivide the block provides a flexible path forward. The existing home is a gorgeous 1978 dwelling, a testament to the solid construction of its era. This well-maintained home features fresh new carpets throughout and a tidy kitchen, providing the foundation for a renovation project. With a spacious open area, separate dining area, and three generous bedrooms, there's ample scope to modernize and enhance. The outdoor space complements the indoor living areas. A patio in the backyard and a grassed area for kids and pets to play lay the groundwork for a family-friendly environment. Additionally, the potential drive-through access could serve as fantastic storage or a work area during the development process. Location is a key selling point with 15 Casserley Avenue. Located less than 200m from the nearest bus stop, 14.1km from Perth CBD, 21 minutes to Perth Airport, and 14 minutes to the coast! Hudson Park Primary and local parks are all within a short distance! At 15 Casserley Avenue, the possibilities are as expansive as the land itself. Whether you're an investor looking to capitalize on the development potential or a homeowner wanting to create a unique living space, this property offers a wealth of opportunities. Embark on the journey to realize your vision today. Some fantastic features include:- 692sqm R20/R40 block with high development potential- Original 1978 home, well-maintained with renovation potential- Three generous bedrooms ready for modernization- Fresh carpets- Indoor/outdoor entertaining area with grassed play area- Drive-through access potential- Convenient location, close to schools, shops, and transport- Not ex state housing home - Just 14.1km away from Perth CBD- Great investment opportunity for developers, savvy investors, and first-time homebuyers!- And much more... **DON'T MISS OUT! CALL RISTO TODOROVSKI ON 0420 900 936** RISTO TODOROVSKI | FOR ALL YOUR REAL ESTATE NEEDS

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