

# 15 Stevens Road, High Wycombe, WA 6057

## Sold House

Wednesday, 6 March 2024



15 Stevens Road, High Wycombe, WA 6057

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 756 m2

Type: House



Nick Mitchell  
0894759622



Alex Mitchell  
0894759622

**\$608,000**

Number 15 Stevens Road is a brilliant opportunity for a number of reasons. Located in a niche little part of High Wycombe, to the North of Kalamunda Rd, and nestled between the two most popular new housing estates in the area - Karingal Green and Jacaranda Springs. This means that here, you will benefit from gorgeous parks which surround this area, the most popular of which being Jacaranda Park, which includes BBQs, playgrounds, exercise equipment, basketball courts and more! The home is also super close to the main shopping centre and the very tasty dinner and lunch options at the High Wycombe Tavern and other nearby eateries. Or if you're feeling like adventures a little further afield, you can now catch the train to the city or airport via the brand new High Wycombe Train Station. The train station precinct in the South of High Wycombe is earmarked for some super exciting developments in the near future too, so it's a good time to get into this suburb while it's still in the early stages. Currently the home is tenanted on a periodic basis by a family who have enjoyed the home for many years and would be very happy to stay, making this an easy decision if you are an investor. Whether you do intend to continue leasing this, or are planning to move in yourself, you will be happy to know that the zoning here on this 756 square metre block is R25/40 which allows for a lot of groovy development options too! My favourite of which being the classic "retain and build". You would need to remove the garage extension if you choose this option, but it is technically possible to retain this beautiful 1960's home and build a brand new one behind it. All up this property has the potential to be a 3-unit site, or you could even explore the potential to build a small set of apartments here! (of course, any development would first require approval from the relevant authorities - we encourage you to make your own enquiries by speaking to the Kalamunda Town Planners) The house has the gorgeous timber floors, typical of this era, which we assume would continue under the carpets too (as is most often the case). There are 3 good sized bedrooms as well as a front lounge area. The home has been maintained well over the years and should serve you very well for many years to come! Quick Stats: • 3 Bedrooms • 1967 build year • 756 square metre block • Zoned R25/40 • Brilliant investment • Tenanted on a periodic basis Water rates: \$1,045.16 p/a (approx.) - Total for 2022 - 2023 financial year Council rates: \$1864.91 p/a (approx.) 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.