

**170 Roberts Street, Joondanna, WA 6060**



**Sold House**

Friday, 3 November 2023

170 Roberts Street, Joondanna, WA 6060

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 687 m2**

**Type: House**



Annie Kowal

0863778888

**\$1,225,000**

Welcome to 170 Roberts Street, where an incredible opportunity awaits. This substantial 687m<sup>2</sup> duplex block, zoned R30, is a standout property with the potential for subdivision (subject to council approval) - an astute investment decision! One of the unique features of this property is the uninterrupted views that can NEVER be obstructed. Imagine waking up to breath-taking vistas each morning, a privilege that only a few can experience. This home has been thoughtfully designed for comfort and practicality. You'll find air conditioning with split systems in all bedrooms and both living areas, ensuring a pleasant atmosphere year-round. The master bedroom includes a built-in robe and semi en-suite access, adding a touch of luxury to your daily life. Additional features are abundant, including a generous storage area beneath the house and an undercroft 4 car garage, with room for an additional 3 vehicles - more than enough space is available for your vehicles and storage needs. Upon entering through the formal foyer, you'll be welcomed into a spacious open-plan living and dining area, adorned with a cosy gas fireplace. Beyond, the leadlight French doors beckon you into a chef's paradise - a kitchen complete with granite countertops, a top-of-the-line dishwasher (Omega), a free-standing oven (Ariston), and ample storage. The versatility of this home is a true gem, offering an additional living area that can easily double as a fifth bedroom. The family bathroom boasts a luxurious bath, a separate shower, and a stylish vanity, with a separate WC for added convenience. A laundry and a second bathroom with WC complete the downstairs space. This home is not just a residence; it's a canvas for your future dreams. Situated in the catchment for Bob Hawke College, it's the ideal location for growing families. This is a unique opportunity to purchase a property with sub divisible potential with spectacular views. Contact Annie today for a viewing, and let your dreams become a reality in this incredible home.

**FEATURES:**

- A substantial 687m<sup>2</sup> sub-dividable (STCA) duplex block, zoned R30.
- Mesmerizing views that can never be obstructed.
- Air conditioning (split systems) in all bedrooms and both living areas, ensuring comfort year-round.
- The master bedroom features a built-in robe and semi en-suite access.
- Ample storage space beneath the house.
- An under-croft four-car garage, with room for an additional three vehicles on hardstand.
- Landscaped gardens
- A separate workshop area within the garage.

**PROPERTY PARTICULARS** Shire Rates: \$1,777.99 pa Water Rates: \$1,273.48 pa City of Stirling