

**177 Camberwarra Drive, Craigie, WA 6025**



**Sold House**

Friday, 18 August 2023

177 Camberwarra Drive, Craigie, WA 6025

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 683 m2**

**Type: House**

**\$565,000**

**\*\* All offers by Tuesday 22nd August at 5pm \*\***Owner has the right to accept an offer prior without notice This perfectly located 3 bedroom 1 bathroom home sits on an elevated 683m<sup>2</sup> block and is just 200mtrs to local Craigie Plaza shopping centre, Medical centre and Craigie Tavern. There is also Otago park just 150mtrs down the street and also walking distance to Whitford catholic Primary School. Did we mention that there is a bus stop right out the front also? Who needs a car everything is at your fingertips. The property is located in the potential R20/R40 re zoning area and has the option of keeping as an investment property, renovating, developing and building 2 new dwellings or sub divide and create a rear block to sell or build on while keeping the existing house.. the options are all here... subject to local council approval of course. There is a lounge and meals areas with a reverse cycle split system air conditioner and a separate indoor sun room for extra living and undercover parking for 2 cars with drive thru access to the rear of the property. The kitchen is serviceable as well as the bathroom and laundry. The perfect 1st home buyer to renovate, or investment opportunity as the current tenant would love to stay on and continue to rent back and is currently paying \$420 a week with a contract in place until 23rd October 2023. A great opportunity awaits to get into this popular blue chip suburb. Contact James Kennedy on 0421 420 450 for more details today or a private viewing.