

# 18 Montrose Avenue, Girrawheen, WA 6064

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## Sold House

Monday, 14 August 2023

18 Montrose Avenue, Girrawheen, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 692 m2**

**Type: House**

## Contact agent

This property offers a fantastic opportunity for comfortable living and future expansion. Situated on a 692sqm block and zoned R20/40, this home boasts three very good-sized bedrooms, one generous-sized bathroom, and additional living space in the form of a back room that can serve as a second living space or a games room. The bedrooms in this property are spacious, providing ample room for furniture and personalization. Whether you need a home office, a guest room, or a space for the kids, these bedrooms offer flexibility and comfort. The bathroom is thoughtfully designed and generously sized, ensuring convenience and ease of use for the entire household. With modern fixtures and fittings, it presents a stylish and functional space for relaxation. One of the standout features of this property is the back room, which provides a versatile area for various activities. Whether you choose to use it as a second living space, a games room, or a home gym, the possibilities are endless. This additional space allows for comfortable living and offers options to suit your lifestyle needs. The zoning of R20/40 offers exciting possibilities for the future. You have the option to retain the existing house and potentially build another house at the back of the property. This is an excellent opportunity for those looking to invest or expand their living arrangements. It opens up the potential for additional rental income or accommodating extended family members. There would be a small demo to the garage and back room to gain access. Location-wise, 18 Montrose Ave is conveniently positioned near schools and shops, ensuring easy access to essential amenities. Whether you need to drop off the kids at school or pick up groceries, everything is just a short distance away. This further enhances the convenience and practicality of this property. 18 Montrose Ave, Girrawheen, offers three very good-sized bedrooms, a generous-sized bathroom, and a versatile back room for additional living space. The R20/40 zoning on a 692sqm block presents the opportunity to retain the existing house and build another at the back. The property's proximity to schools and shops adds to its desirability. Don't miss out on the chance to make this property your own and explore the exciting potential it holds for comfortable living and future expansion. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.