

18A Rochford Way, Girrawheen, WA 6064

— Initiative

Sold House

Saturday, 9 December 2023

18A Rochford Way, Girrawheen, WA 6064

Bedrooms: 3

Bathrooms: 1

Area: 507 m2

Type: House



Alex Dabag

0861544700

\$420,000

Fantastic Opportunity in Girrawheen A property that not only promises comfortable living but also presents a unique opportunity for those looking to invest or expand. Situated on a spacious 507sqm block, this 3-bedroom, 1-bathroom villa is a gem in the heart of Western Australia, Perth.

Property Features:

- Generous Bedrooms:** Three well-proportioned bedrooms ensuring ample space for the entire family.
- Spacious Bathroom:** Conveniently designed for comfort and functionality.
- Large Kitchen:** A well-appointed kitchen providing the perfect space for culinary delights.
- Massive Patio:** An expansive outdoor area, ideal for entertaining guests or enjoying peaceful evenings.
- Potential for Expansion:** With a block zoned R20/40, and subject to WAPC ratifications and neighbour permissions, there's potential to keep the existing home and build at the back.
- Storage Galore:** Two sheds for all your storage needs.
- Gas Cooktop and Hot Water System:** Enjoy efficient and cost-effective living.
- Shared Bore:** A shared bore among all three villas ensures lush, green grass year-round.
- No Strata Fees:** The best part - enjoy the freedom of homeownership without the burden of strata fees!

Investment Potential:

- Zoning R20/40:** Explore the possibilities of maximizing the potential of this well-zoned block.
- Development Opportunities:** Subject to approvals, the property provides expansion opportunities.

Location Highlights:

- Public Transport:** Convenient access to public transport for easy commuting.
- Shopping:** Close to local shopping centers for all your daily needs.
- Schools:** Nearby schools for a family-friendly location.
- Quiet and tucked away:** Located in a very quiet street within walking distance to parks.

This property is a rare find, offering a comfortable residence with the added potential for expansion and development. Don't miss the chance to make this your dream home. For further details or to arrange a viewing, contact us today.

Currently leased for 400 per week on a periodic current rental market appraisal is 500 to 520 per week. Please note. The backyard measurement is an example and not exact.

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.