

**193 Nicholson Road, Lynwood, WA 6147**



**Sold Residential Land**

Tuesday, 5 September 2023

193 Nicholson Road, Lynwood, WA 6147

Area: 875 m2

Type: Residential Land



Michael Mort  
089385559

## Contact agent

Embrace the future with this exceptional property offering endless possibilities. This WAPC approved 874sqm development block in the heart of Lynwood, presents a unique opportunity for both owner-occupiers and savvy investors. With its generous size and strategic location, this property opens the door to various options that cater to your vision.

**Key Features:**

- Versatile Development Potential:** This large, full-sized block provides a canvas for your dreams to come to life. Whether you're envisioning a spacious family home with ample outdoor space or seeking an investment opportunity, this property offers versatility that meets your needs.
- Create Your Haven:** Imagine crafting your perfect family residence on this substantial lot. Design a spacious oasis that accommodates your lifestyle while relishing the convenience of a sought-after location.
- Subdivide and Conquer:** WAPC approval has been granted to subdivide this block into two separate lots. Retain one portion for your dream home and explore the possibilities of selling the other block or constructing an additional dwelling. The choice is yours.
- Proximity to Nature:** Revel in the tranquillity of Woodford Park, just a leisurely stroll away. Enjoy the serenity of nature in your backyard and create lasting memories with family and friends.
- Retail & Recreation:** Experience the convenience of being only 7 minutes away from Westfield Carousel, where shopping, dining, and entertainment options abound. Spend weekends perfecting your swing at the nearby Whaleback Golf Course.
- Education Excellence:** Benefit from the esteemed educational offerings in the area. Lynwood Senior High School, honoured as the WA Education Awards Secondary School of the Year 2018, along with the nearby Bannister Street Primary School, ensure top-notch learning opportunities for your family.
- Seamless Connectivity:** Easily access major transportation routes, ensuring a smooth commute to the city centre, Curtin University, and surrounding areas. Enjoy the convenience of being well-connected while relishing the comfort of your suburban retreat.

Seize this opportunity to shape your future on this remarkable development site. Embrace the potential, create your vision, and capitalise on the versatility that 193 Nicholson Road, Lynwood has to offer. Contact us today to explore the possibilities and secure your stake in this sought-after locale.

**Council Rates:** Approx \$1,170 per annum  
**Water Rates:** Approx \$956 per annum

**Disclaimer:** The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.