

1B Calvert Way, Girrawheen, WA 6064

Initiative

Duplex/Semi-detached For Sale

Friday, 14 June 2024

1B Calvert Way, Girrawheen, WA 6064

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 469 m2

Type:

Duplex/Semi-detached



Alex Dabag

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FROM 549,000 -U/OFFER IN 1 DAY BY ALEX !

Charming duplex, great location! Discover the charm and potential of this delightful 3-bedroom, 1-bathroom duplex situated on a spacious 469sqm corner block in the heart of Girrawheen. Zoned R20/60, this property not only offers a comfortable living space but also significant development potential for the astute buyer.

Key Features:

- Spacious Bedrooms:** The home boasts three good-sized bedrooms, perfect for families or tenants.
- Large Kitchen:** The very large kitchen features ample cupboard space, providing plenty of storage and making meal preparation a breeze.
- Comfortable Living Area:** Enjoy a good-sized living area that offers a cozy and inviting space for relaxation.
- Outdoor Living:** The property includes a nice backyard with a patio, shed, and fruit trees, ideal for outdoor activities and gardening enthusiasts.
- Development Potential:** Situated on a corner block, this duplex offers the potential to subdivide, subject to buyers' due diligence and ratifications by the Western Australian Planning Commission (WAPC).

Conveniently located across the road from Girrawheen High School, this property is perfect for families with school-aged children. Additionally, the home is within close proximity to many amenities, including the popular Farmer Jacks, restaurants, barbers, and various other shops, making everyday living a breeze. The current rental market for this property is between \$580 to \$590 per week, presenting a great opportunity for investors. The R20/60 zoning further enhances its appeal, offering substantial development potential. A fantastic opportunity for both home buyers and investors. With its prime location, spacious interior, and significant development potential, this property is a rare find in Girrawheen. Don't miss the chance to secure this charming duplex and take advantage of its promising future.

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