

**2 Sylvana Way, Willetton, WA 6155**

**Professionals**

**House For Sale**

Friday, 10 November 2023

2 Sylvana Way, Willetton, WA 6155

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 708 m2**

**Type: House**



Don Asplin

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## From \$950,000

Prime 708 sqm north facing corner lot that is prime for subdivision or to do minor renovations on the existing 4x1 and watch while prices climb even more. What a perfect location only a short walk to the sought after Rostrata Primary School and a minute from major public transport routes to the train, the city and universities, this is a perfect family location. If you are looking to profit, a similar property a few meters away has divided and sold a half property with a 4x2 for \$1.2 Million, there is money to be made here. The home itself is a mid 80s built 4x1 with two good sized living areas, a gas and electric kitchen, a near-new heat pump hot water system supplying a generously proportioned bathroom. Bedrooms are well sized and there is ample parking, sheds, and outdoor area. You may need to bring your gardening gloves, but these are the homes that you make money from. Guide is high 900's plus but get in fast or miss out. • 708 north facing corner • Subdivision plans available • Rostrata Primary Willetton High • 4 bedrooms • 1 bathroom • Formal living • Casual Family • Gas electric kitchen • Icy cool air • Outdoor ent • Secure parking • Sheds / workshops • Bore retic\*

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.