

# 2 Yera Place, Wanneroo, WA 6065

## Sold House

Wednesday, 13 September 2023

2 Yera Place, Wanneroo, WA 6065

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 743 m<sup>2</sup>

Type: House

**\$592,500**

Welcome to 2 Yera Place. This perfectly located cul-de-sac property is situated on a very large 743 sqm CORNER BLOCK of re-zoned (R40) land and boasts a very spacious family home. The rezoned land and corner block location opens up incredible possibilities for redevelopment options with 2 potential street entrances (subject to approvals) making it ideal for both owner occupiers and investors. The home has a stylish entry from the front portico with a light-filled formal lounge welcoming visitors. A functional kitchen incorporates the meals area and has direct access to the spacious second indoor entertaining area, which is a large informal, friendly space for the family to relax and connects directly to the back yard. The covered outdoor entertainment area will effortlessly cater for any occasion with an extensive alfresco that is easily accessible from the living room ensuring a seamless integration between indoor and outdoor living. Perfect for those who love to entertain. Plus there is still plenty of grass area for the kids and pets to play. Features include, but not limited to: \* 4 Bedroom (or 3 plus study), 1 Bathroom with second separate toilet. \* Originally Built circa 1975 (Source RP Data) \* Set on 743sqm corner block of R40 zoned prime Wanneroo land \* 2 internal living areas offering space for a family. \* Kitchen with plenty of storage and includes electric oven, gas cook top and dishwasher. \* A decorative electric heater warms the front lounge during winter \* Carpets to all bedrooms. The Master suite has WIR and ceiling fan. Bedroom 2 has BIR, Bedroom 3 has plenty of room to install cupboards, Bed 4 can be utilised as bedroom, study, gaming room or perhaps nursery. \* Functional bathroom with toilet and vanity plus second separate toilet adjoining. \* Ducted Evaporative air-conditioning. \* Double lock-up garage in large purpose built shed. \* Hallway linen press. \* Functional laundry. \* Clothes line and second storage shed in the backyard. \* Side gate entrances.... Plus so much more! Located in the heart of Wanneroo with easy access to surrounding shops, schools, parks, public transport and other amenities, this outstanding rezoned corner block property has incredible subdivision and long term development potential. Be the first to inspect this wonderful property that presents an outstanding opportunity to get into the popular Wanneroo market! Immaculately presented by the current owners, who are re-locating, 2 Yera Place offers an INCREDIBLE long term prospect for a savvy buyer and will sell quickly in a very high demand market area. Investors will be able to rent out immediately and make the most of the strong rental conditions. Please contact David on 0428 814 407 to discuss your interest. Disclaimer: The above information has been provided by sources we deem to be reliable. However, we do not accept any responsibility to any person for its accuracy. All interested parties should rely upon their own enquires and due diligence in order to determine the accuracy of this information.