

**20 Myimbar Way, Nollamara, WA 6061**

THE AGENCY

**Sold House**

Tuesday, 23 January 2024

20 Myimbar Way, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 913 m2**

**Type: House**



Adam Naumovski  
0424364326

**\$765,000**

Adam Naumovski presents...20 Myimbar Way, Nollamara End date sale - All offers presented 06/02/24 - Unless sold prior.\*\*\*UNDER OFFER BY TEAM NAUMOVSKI\*\*\*Welcome to an unparalleled opportunity at 20 Myimbar Way, Nollamara. This property, with its abundant land and strategic location, is a treasure trove for astute buyers, savvy investors, and developers. It's not merely a home, but a canvas for your vision, offering both development potential and the option to subdivide and or potentially retain & build (stsa & dd) . This wonderfully located property offers the lucky buyers a solid, well appointed, immaculately maintained family home which boasts an R40 zoning allowing up to 4 individual homes (stsa).Set on a generous 913sqm r40 block, the true value lies in the sheer expanse of the land and its development potential. Picture transforming this space into a vibrant residential hub with up to four brand new villas or townhouses. The opportunity to subdivide the block provides a flexible path forward.The existing structure is a gorgeous 1964 home, a testament to the solid construction of its era. This well-maintained dwelling, with its beautiful wooden flooring and feature cornices, provides the foundation for a renovation project. With a spacious open-plan kitchen and dining area, and three generous bedrooms, there's ample scope to modernize and enhance. The outdoor space complements the indoor living areas. A fully enclosed indoor/outdoor entertaining area and a grassed area for kids and pets to play lay the groundwork for a family-friendly environment. The powered workshop with drive-through access could serve as a fantastic storage or work area during the development process. Location is a key selling point with 20 Myimbar Way. Located just 260m from the nearest bus stop, 300m from Nollamara Primary School, and within a short distance to local shops and Northlands Shopping Plaza, convenience is at your doorstep. For further entertainment and shopping needs, the amenity-filled Karrinyup Shopping Centre is a mere 7.1km away. At 20 Myimbar Way, Nollamara, the possibilities are as expansive as the land itself. Whether you're an investor looking to capitalize on the development potential, or a homeowner wanting to create a unique living space, this property offers a wealth of opportunities. Embark on the journey to realize your vision today.Some fantastic features include:

- 913sqm r40 block with high development potential.
- Opportunity to build up to four brand new villas.
- Original 1964 home, well-maintained with renovation potential.
- Spacious open-plan kitchen and dining area.
- Three generous bedrooms ready for modernization.
- Indoor/outdoor entertaining area with grassed play area.
- Powered workshop with drive-through access.
- Convenient location, close to schools, shops, and transport.
- Just 7.1km away from Karrinyup Shopping Centre.
- And much much more...

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