

20 Orange Valley Road, Kalamunda, WA 6076

Professionals

House For Sale

Friday, 17 May 2024

20 Orange Valley Road, Kalamunda, WA 6076

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 2061 m2

Type: House



Glen Newland
0894531888



Margie Reid
0894531888

\$900,000+

This character circa 1940's cottage has a long history in Kalamunda and is way too beautiful to knock down (although you can if that's your desire). First let's discuss some of the amazing opportunities a 2064sqm (approx.) R10 corner property like this represents. The original meticulously maintained home is the perfect place to live in while you decide what your future plans may be. With the surrounding properties all on 1000sqm (approx.) blocks, this property is perfect for subdividing and retaining the original home (subject to all council approvals). This means you could build your dream home next door and still have somewhere to live instead of paying a large sum in rent, a double mortgage or living with the parents. You can also keep an eye on your build while it happens. When you're done building, you can retain the original cottage as an investment, or it will be the perfect place for that elderly parent or teenager that won't leave (or has come home again). The home itself consists of 2 large bedrooms (& a sleepout), a front formal lounge room, kitchen, dining room, family room, bathroom, and laundry. It's quite original throughout, but some floorboards have already been exposed to reveal the beautiful Jarrah underneath. This is complimented by the towering ceilings throughout which come with this era of house. This home can be polished up to be a gorgeous hills cottage. Other extras include:-Bore -2 Large workshops-Chicken coop-Original cooker in the kitchen + new electric cooker-An array of established fruit trees including, cherry, olive, loquat, mulberry, plum, orange, grape, grapefruit, and mandarin This amazing opportunity also sits on one of Kalamunda's premier streets and is less than 2km to Mead Street & Central Kalamunda. Obviously, this is as rare as hen's teeth so you may want to move quick and book your viewing. Note: We have contacted the City of Kalamunda, and they see no reason why this property can't be sub-divided, but we advise contacting your surveyor and the City of Kalamunda to do your own due diligence before making an offer if your plan is to sub-divide. Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract. Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers. Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.