

**204 Empire Avenue, Churchlands, WA 6018**

**slp.**

**Sold Other**

Thursday, 14 December 2023

204 Empire Avenue, Churchlands, WA 6018

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



Roy Landless  
0466256444

**\$925,000**

Note: The price is for the block only. There is a lot to love about the position of this large level block of land. The potential of this North/South oriented block, provides you with the perfect opportunity to create your dream single or double storey home. The block allows you to design a home, that will leave you with more than enough space for that study, theatre room, double garage, alfresco or swimming pool you have always wanted. Located in a magnificent part of Churchlands, directly opposite Wembley golf course and easy walking distance to Newman College and Churchlands Senior high school. It is close to Luketina Reserve, Empire Reserve, the beach, Wembley Downs tennis club, Wembley Golf course, numerous shopping facilities (Floreat, Innaloo, Empire Village, The Downs), Hale School and in the catchment for Churchlands, Kapinara and Woodlands Primary Schools.

The Property:

- Generous sized 512 sqm rectangular block
- Impressive 12.5m frontage and 14.52m width at the rear
- Level block with North facing rear

Explore the option of a House and Land package, available through Coast Homes (maybe something similar to their Silkwood display Home in Churchlands, which has 4 bedrooms, 3 bathrooms and a double garage)

The Location:

- Opposite Wembley Golf Course
- 200m from Newman College, 850m from Churchlands Senior High School and 1.6km from Hale School
- Within Churchlands Primary School, Kapinara Primary School and Woodlands Primary School catchment area
- 2.4km from Floreat shops
- 3.9km from Innaloo Shopping Centre
- 9.3km from Perth CBD
- Close to medical and dental facilities
- 4km to pristine local beaches, including Floreat and City Beach

Discover the potential of this North/South oriented block, providing you the perfect opportunity to create your dream single or double storey home. Don't miss out on the endless possibilities that await you! To arrange an inspection or to request the Buyer Information Pack for this property, call Roy on 0466 256 444 or email [roy@slpwa.com.au](mailto:roy@slpwa.com.au)

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