

**21 Delaware Place, Kallaroo, WA 6025**

**Realmark**

**House For Sale**

Tuesday, 21 May 2024

21 Delaware Place, Kallaroo, WA 6025

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 686 m2**

**Type: House**



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## Auction

What you will love..... is the opportunity to secure a well maintained partially modernised home in the brilliant suburb of Kallaroo... is the fact that the owner has loved living here since 1976 when they purchased the property as an ex display home... is the added bonus of R40 development potential... is the fact that living at 21 Delaware is not just a home but an investment in your future... is the great elevated location at the end of a cul-de-sac... is having so much space around you on this 686 square metre block that has room for extending, building your ideal workshop or even potentially positioning a granny flat on the block... is the fact that you have an updated kitchen and bathroom so you can move in straight away and not have to spend money

What to know...The property goes to auction on Saturday 8th June at 11 am on site.The owner has loved living here but the time has come for a downsize.Other features include:split system air conditioningelectric security roller blinds to the eastern windows of the home and the master bedroomcovered parking for 2 carsa large flat patio extending along the rear of the hometwo of the bedrooms accommodate a queen size bedFor the developersDual R20 / R40 zoning686m219.1m frontage (approx)36.1m southern boundary (has new colourbond fencing)35.6m northern boundary (has new colourbond fencing)21.1m rear western boundarysewer connection point for the block is in the front north western cornerFor the investorsThe estimated rental income is \$700 - \$730 per weekWho to talk to?For an information pack on the property and auction terms and conditions please call or sms Ian Masterson or email me on [imasterson@realmark.com.au](mailto:imasterson@realmark.com.au).