

**21 Gerald Street, Spearwood, WA 6163**

**REALTY PLUS**

**House For Sale**

Tuesday, 30 January 2024

21 Gerald Street, Spearwood, WA 6163

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 741 m2**

**Type: House**



**Brad Milos**

0412008876

## Offers Invited

BRAD MILOS is honoured to present 21 Gerald Street, Spearwood. Contact Brad for a Price Guide. View the 3D Virtual Tour - NOW OPEN 24/7 All offers presented on or before 17th of February - Unless Sold Prior. Introducing a Rare Opportunity for the Astute Buyer! Are you in search of a property that not only offers a solid foundation but also presents a myriad of possibilities for growth and investment? Look no further - this is your chance to seize a unique opportunity that caters to various preferences and investment strategies. Nestled on a spacious 741sqm home site, this 4x1 property is a one-owner gem, holding immense potential for those with vision. Conveniently situated within easy walking distance, to Phoenix Shopping Centre, Spearwood Primary School, local parks, bus transport, whilst only minutes to the coast where you can enjoy Coogee Beach, Port Coogee Marina and the Port City of Fremantle adding an extra layer of appeal.

- **RENOVATE, RETAIN & RENT:** For those inclined towards renovation projects, this property provides a canvas for transformation. Bring your creative touch to enhance the existing home, retain its charm, and capitalize on the thriving rental market.
- **RETAIN & SUBDIVIDE:** Explore the potential for substantial returns by retaining the current dwelling and subdividing the rear site. This strategic move allows you to sell two individual properties, catering to a broader market and maximizing your investment - Subject to Council Approval (STCA).
- **EXPLORE THE POTENTIAL OF DEVELOPMENT:** For the bold investor with an eye for development, this property holds the key to a golden opportunity. Take advantage of the R60 zoning, which could allow up to 7x individual apartment-style units or up to 3x individual dwellings (triplex home site). The choice is yours - envision a thriving apartment complex or a set of modern, standalone residences, the choice is all yours (STCA). The flexibility offered by this property is truly unparalleled. Whether you're looking to embark on a renovation journey, delve into subdivision opportunities, or tap into the lucrative world of property development, this rare find will cater to your unique aspirations. Do not miss the chance to own a property that goes beyond a mere residence - it's an investment in possibilities. What's your property worth today? Request your complimentary property appraisal. visit [www.bradmilos.com](http://www.bradmilos.com)