

**22 Panton Crescent, Karrinyup, WA 6018**



**House For Sale**

Friday, 26 January 2024

22 Panton Crescent, Karrinyup, WA 6018

**Bedrooms: 3**

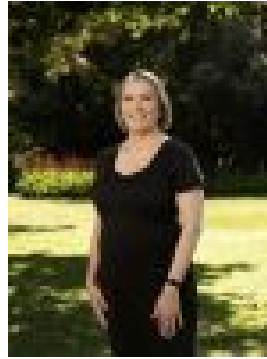
**Bathrooms: 1**

**Area: 728 m2**

**Type: House**



Peter Kasten  
0423636443



Bernadette Kasten  
0402818120

## OFFERS

All offers presented on Thursday 15 February 2024 at 6.00pm(Seller reserves the right to sell prior)Built in 1965 and positioned on a rectangular block with elevated views to local parklands, this property offers potential buyers a unique opportunity. Suitable for those looking for a full-sized block or, zoned R30 and with WAPC approval already obtained for the subdivision, with an established 3-bedroom 1-bathroom character home at the front, you can either live here or rent out while you finalise your plans for the rear - build a new home or sell the block - the choice is yours.Features include:-728sqm green title block-WAPC approval obtained for subdivision and quick issue of new titles possible-Original home with character features including Jarrah floorboards-Front lounge with fireplace, gas bayonet, reverse cycle split system and an abundance of light-Modernised kitchen with lots of overhead and under bench storage, freestanding island bench, oven, 4 burner electric cooktop, fridge recess and microwave nook-Three good sized bedrooms-Bathroom with shower over bath, single vanity and storage-Separate toilet-Laundry with sunroom and direct external access-Spacious activity room located off the laundry with elevated aspect ideal as another living space or study area-Colourbond roof-LED lights in kitchen, living, hallway and bedrooms-Security screens to some doors and windows-Roller blinds to some windowsDon't miss your chance to secure this unique opportunity.For more information call Peter Kasten on 0423 636 443DISCLAIMER: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.