

**23 Clarke Street, East Cannington, WA 6107**

**Sold House**

Friday, 8 September 2023



23 Clarke Street, East Cannington, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1154 m2**

**Type: House**

**\$695,000**

This attractive 3-bedroom, 1-bathroom home is tucked away in a prime location, offering not only a comfortable living space but also a world of potential. Situated on a generous 1152m<sup>2</sup> block, this property presents a golden opportunity for both homeowners and investors. One of its standout features is the substantial land size, which opens up the possibility for subdividing into 3 or 4 smaller blocks (subject to council approval). This potential allows for future development or expansion projects and adds a layer of versatility to the property. Moreover, the property's wide frontage enhances its street appeal, leaving room for potential future landscaping or expansion. Inside the house, recent renovations, including a fresh coat of paint, ensure a welcoming and inviting interior for its new occupants. The gas cooktop and rangehood have just been replaced as well. For families with children, the property's convenient proximity to a school makes it an ideal choice. Additionally, the bustling Carousel shopping centre is just moments away, offering an array of shopping, dining, and entertainment options. With easy access to nearby freeways and the airport, commuting to work or jetting off on vacations has never been more convenient. \*Block size 1152m<sup>2</sup>\*Council rates: \$1,930.10 approx. \*Water rates: \$1,273.48 approx. This property presents a unique opportunity for buyers seeking a comfortable home with the potential for future growth. Don't miss out on making this versatile house your very own. Contact us today to schedule a viewing and explore all the possibilities this home has to offer. We look forward to helping you make this property your next home or investment opportunity!