

**25 Berle Way, High Wycombe, WA 6057**



**House For Sale**

Wednesday, 17 April 2024

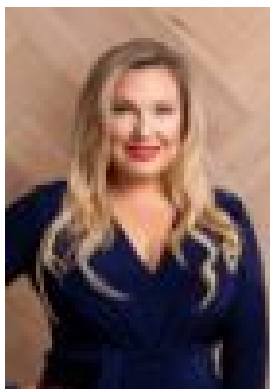
25 Berle Way, High Wycombe, WA 6057

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1200 m2**

**Type: House**



Sam Bevan

0892030777

## Mid to High \$500ks

RETAIN? DEVELOP? R25/R40....R U READY?Introducing an incredible opportunity to acquire either a single lot or a development site consisting of a total of 1200m<sup>2</sup> land ZONED R25/R40.POTENTIAL FOR UP TO 6 LOTS - minimum site area of 180sqm, with an average of 220sqm – pending City of Kalamunda council approval and requirements.Located centrally with easy access to Roe Highway and Kalamunda Road, 25 Berle Way is completely protected from the nearby highway noise. It truly is WHISPER QUIET inside the home.This PRIME CORNER LOT offers multiple possibilities for builders, developers and investors looking to realise a chance to make your mark in this wonderful suburban setting.The existing freestanding 1971-built home provides a retain now-bowl later option for the astute investor, or just jump straight to GETTING THE BULLDOZERS IN.Council Rates \$1900 per annum (approx.)Water Rates \$1200 per annum (approx.)Contact Sam Bevan today for your information pack.\* This listing description has been prepared to the very best of our knowledge. It is up to the individual buyer to do their due diligence before proceeding with a sale/contract.