

25 Munster Avenue, Mount Clarence, WA 6330



Sold House

Wednesday, 4 October 2023

25 Munster Avenue, Mount Clarence, WA 6330

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1386 m2

Type: House



Jeremy Stewart
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\$580,000

The far-sighted purchaser of this Mt Clarence property is destined to reap many rewards from renovation of the existing home or development of the elevated 1386sqm block. This Munster Avenue property is brilliantly located about 700m from the town centre and a short walk to primary and high schools via the adjoining public right of way to Suffolk Street. It also takes in far-reaching views towards Middleton Bay and the coastal hills of Gull Rock National Park, an outlook that could be exploited from a well-designed remodel or replacement. This property, to be sold 'as is', (as is meaning in its current condition) and has been vacant for some time. The 1970s brick and tile home needs work to make it liveable again, though with a few adaptations, the well-proportioned living rooms and layout are largely suited to modern family living. The main room is a long lounge with three windows letting in the light and the outlook. This has the potential for transformation into a modern, open-plan area incorporating the adjoining generous kitchen and dining space. A more formal dining room off the hallway could become a fourth bedroom or guest room. There's scope for retaining the footprint for the three bedrooms, though the dated bathrooms need replacing. One of these is an en suite to the master bedroom, accessed via a walk-through robe, and the other is the main bathroom with a separate toilet. The carport at the side doubles as an undercover patio, and there are two parking spots in garage under the house at the back. The land is level with a stone retaining wall at the rear, an important consideration for a purchaser looking to replace the building and develop the block with one or more homes, subject to appropriate local authority permissions. Prospective buyers researching options for this property will recognise the value presented by the size, location and realistic price as well as the potential for excellent returns from judicious development. Buyers are advised to complete their own due diligence. ALL VIEWINGS OF THE PROPERTY WILL BE HELD ON SATURDAY 7TH OCTOBER AT 10AM, AND ALL OFFERS TO BE RECEIVED BY 5PM MONDAY 9TH OCTOBER. What you need to know:- Being sold "AS IS"- Well-located property for renovation or replacement- Brick and tile home on 1386sqm block- Far-reaching views to Middleton Bay, Gull Rock- 700m to York Street, short walk to primary and high schools- Lounge, generous kitchen/dining- Formal dining room could be fourth bedroom- Main bedroom with walk-through robe to en suite shower room- Family bathroom, toilet, laundry- Two bay parking in garage under house- Vehicle carport doubles as patio- Level block – retaining wall at rear- Has been vacant – to be sold as is- Potential for excellent returns- Council rates \$2865.75- Water rates \$1525.99