

**26B Roydon Way, Girrawheen, WA 6064**

**House For Sale**

Wednesday, 20 March 2024



26B Roydon Way, Girrawheen, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 491 m2**

**Type: House**



Raman Singh  
0452600414



Maninder Singh  
0415711300

**From \$449,000**

Discover the potential of this classic 3-bedroom, 1-bathroom home that sits on a substantial block in the welcoming suburb of Girrawheen. This property is not only suitable to be your first home but also an ideal investment opportunity due to its sizeable land, and potential for subdivision subject to council and WAPC approval. The interior exudes warmth with comfortable carpeting throughout the rooms and two air conditioning units to ensure a cool retreat during the hot summer months. Outside, the property features a covered patio, providing a perfect spot for outdoor dining and entertainment, as well as a vast backyard that promises endless family fun or the possibility for future expansion. Additionally, the covered carport offers convenient and protected parking space. Whether you're in the market for a promising investment or a place to call your own, this property presents a unique opportunity to acquire a significant parcel of land at a value that's hard to match.

**DISTANCES (approx.)** • Roydon park- 100m • Emmanuel Christian Community School- 350m • Girrawheen Senior High School - 1.5km • Hawaiian's Newpark Shopping Mall- 2.5km • Warwick Train Station- 5km • Perth City- 16km • Perth Airport- 20km

**Rates and numbers (approx.)** • Water Rates- \$782pa • Council rates- \$1700pa • Zoning R20/40 • Built in 1972 • Land- 491m<sup>2</sup>

**FOR OVER EAST BUYERS-** We are happy to send you a video via WhatsApp. Find us on WhatsApp and mention the property address, we will send you the video. Contact- Raman Singh (0452 600 414) or Maninder Singh (0415 711 300)

**Disclaimer:** Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed. Reference to distances is estimated using Google maps. Reference to a school does not guarantee availability of that particular school. Buyers are advised to make their own enquiries as to the accuracy on this information, the seller or their representative or agent cannot be held responsible for any inaccuracies.