

27 Barr Road, Carey Park, WA 6230

Elders

House For Sale

Friday, 23 February 2024

27 Barr Road, Carey Park, WA 6230

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2439 m2

Type: House



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MAKE ME AN OFFER

Centrally located on an impressive 2439sqm* block, this home is placed within a short drive to the Park Centre shops, Kmart, university and Tafe campuses, hospital, sporting ovals / complex and the CBD. Set up for horse lovers with the Turf Club and Trotting track ideally close-by, this property also offers future development opportunity. Currently zoned R5, a change in zoning is currently underway to a new zoning of R30/60 pending sewer connection, which is anticipated within the near future. The new zoning will enhance this property's value with subdivision potential, subject to shire approvals. This well designed, solid brick home, with multiple usages, presents a fantastic opportunity for investors, developers, or a future nest egg. Potential to earn \$900pw with rental increase in June and leasing of each of the 11 stables. Property Features: The Home: 4 bedrooms, 2 bathrooms home Double garage Front wrap around verandah Generous open plan living with games and family room Spacious kitchen, 900mm gas cooktop, wall oven, modern cabinetry, overhead cupboards Separate dining area / office nook Bedrooms are generous in size, all with built in robes Master room has an ensuite Main bathroom is spacious with a bath and shower Neutral tiling in the living areas Interior paint, flooring, window treatments in good condition Ducted cooling and portable gas heater Massive semi enclosed gabled paved pergola / entertaining area Natural gas connected 2 x large septic, recently emptied Periodic lease @ \$570pw, rent will change to \$700pw from June 2024 Develop: Huge 2439sqm* block with future subdivision potential Zoned R5 potential for future subdivision, zoning change in process to R30/60 pending sewer connection, which has been approved for future installation Horse Lovers: 11 under cover stables with open yard Stables are in high demand, possibility to rent out for extra income \$25pw each Storeroom Tack feed shed Hay shed Wash down bays Stables allow easy access for trucks and floats to load and unload Trainers' facilities are well constructed Large, powered shed with concrete hardstand Built 1980 Water rates: \$252pa *Shire rates: \$2856 pa *Block 2439sqm *Zoned R5 (change to R30/60 in process) Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision