

**27 Clytie Road, Silver Sands, WA 6210**

— Mandurah

**Sold House**

Wednesday, 23 August 2023

27 Clytie Road, Silver Sands, WA 6210

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 809 m2**

**Type: House**

**\$405,000**

Great Opportunity in Silver Sands! This home is just two streets from the stunning Silver Sands Beach, less than 200m as the crow flies, and on a huge 809m<sup>2</sup> block. Clytie Road is a very desirable address! It is a double storey home but does require work. The current tenant would love to stay! Currently tenanted on a periodic lease at \$280 per week. Downstairs are the kitchen, dining and living areas, laundry/bathroom and enclosed rear patio area. Upstairs are the remaining 2 bedrooms. The garage has a roller door at the front and drive through access at the back with a high entry and exit lintel, and there is also plenty of parking space at the front. This house is being sold "AS IS" so you can renovate, demolish and build your dream house, or leave the tenant in place and landbank it for the future. The opportunities and choices are yours! This block is 809sqm with septic tanks and is not able to be subdivided. Priced realistically, it won't be on the market for long. Homes and land in this lovely pocket of Silver Sands are being snapped up and reformed into lovely residences, so what are you waiting for - call me now! June Robertson 0417 662 334 This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.