

27 Tia Avenue, High Wycombe, WA 6057

Sold House

Tuesday, 17 October 2023



27 Tia Avenue, High Wycombe, WA 6057

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 931 m2

Type: House



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Alex Mitchell
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\$558,168

a MIGHTY investment Rented until April 2024 !This extended 3x1 in the heart of High Wycombe has a huge rear games room (currently used as a 4th bedroom/second lounge area). The location is seriously mint, just metres away from Edney Primary School and the gardens here are immaculate too, thanks to the loving green thumbs of the current tenants!As it is, this is pretty much a set and forget investment at the moment but there are also some very exciting development options for your future too.Yes, without a smidge of exaggeration, there are literally oodles of potential development options to explore on this 931sqm block with its R25/40 zoning. We've included some cool example photos on this listing for retain and build or even just build and build, but of course we must stress that if any of these options excite you, you will still have to seek approval from the City of Kalamunda to make them a reality. These suggestions are based on what the R-codes here could allow due to the available land.Also please note that the rear extension and carport extension would need to be dismantled in order to create the driveway access in the "retain and build" and "retain and build and build" options!If you're interested, do not delay!Call the Mitchell Brothers ASAP to make this property a part of your exciting future!Water rates: \$1,113.30 p/a (approx.) - For period 01/07/2022 to 30/06/2023Council rates: \$1945.57 p/a (approx.)Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.