

**28B O'Grady Way, Girrawheen, WA 6064**

— Initiative

**Sold House**

Wednesday, 23 August 2023

28B O'Grady Way, Girrawheen, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 101 m<sup>2</sup>**

**Type: House**

## Contact agent

Nestled in the desirable neighborhood of Girrawheen, this spacious 3-bedroom, 1-bathroom duplex half presents an incredible opportunity for both investors and home seekers. Situated on a generously sized share block with its counterpart, 28a Ogrady Way, this property offers ample space and numerous possibilities for future development. The combined block size of approximately 1000 sqm offers the exciting prospect of potentially dividing the land, giving each side around 500 sqm for individual ownership. Finish the flooring in the colour and style you wish. Work easier with a blank Canvas. Property Features: Sturdy double brick and tile construction ensures durability and comfort. The interior boasts well-designed living areas, perfect for relaxation and entertaining. A generously sized dining area adjacent to the well-appointed kitchen makes family meals a pleasure. Spacious bedrooms provide ample room for rest and personalization. Security features provide peace of mind for you and your loved ones. A convenient carport offers protection for your vehicle and additional storage space. The property comes loaded with various features to enhance your living experience. Location Highlights: Enjoy the convenience of living close to shops, ensuring your daily needs are easily met. Just a short 13 km drive to the vibrant Perth CBD, making commuting a breeze. Proximity to schools makes this property an ideal choice for families with children. Parks and playgrounds in the vicinity offer ample recreational options for the young and young-at-heart. Additional amenities, such as shopping centers and entertainment hubs, are within easy reach. Investment Opportunity: Potential Rental of \$480pw The property's potential for future development on the spacious block makes it an attractive investment prospect. A fantastic opportunity for first-time home buyers looking to enter the market. Zone R20/40 with Development potential here Don't miss out on the chance to own this promising property. Seize the chance to own a property with outstanding potential and a prime location. Contact John Tran 0413 697 917 today for more information and secure your place in the market! Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent inquiries.