

**28C Casserley Avenue, Girrawheen, WA 6064**

**Duplex/Semi-detached For Sale**

Friday, 17 May 2024

28C Casserley Avenue, Girrawheen, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 504 m2**

**Type:**

**Duplex/Semi-detached**



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## Offers from \$380k

\*\*\*HOME OPEN CANCELLED - UNDER OFFER\*\*\* Calling all investors and those looking for a home bursting with potential... look no further than 28C Casserley Avenue, Girrawheen. Situated on a 504sqm block with three-bedrooms, one bathroom, and a huge backyard with plenty of space, this is a blank canvas to create your ideal home or investment opportunity. Step into the central living area, which is bright and well-sized, featuring a large window overlooking the street and a split system air conditioning unit for year-round comfort. The open kitchen features a tiled splashback, ample storage, built-in oven, gas cooktop, and stainless steel sink, plus effortlessly flow into the combined meals area, making it perfect for relaxed everyday living. The well-appointed bedrooms are equipped with carpet flooring, bright windows and a triple sliding built-in robe to the master bedroom. Serviced by the main bathroom, including a single vanity, combined shower and bathtub, and a separate WC. The tiled laundry provides convenient access to the outdoor washing line and sprawling backyard, with huge potential. Imagine transforming the expansive backyard into your private outdoor haven, perfect for entertaining, gardening, or simply enjoying the tranquility. Other property features include, but not limited to:

- Large 504sqm block with R20 zoning - 107sqm residence including carport and verandah - Single carport with additional parking space on driveway - Access through carport into backyard - Front grassed area, reticulated gardens and verandah
- Carpet flooring to main living area and bedrooms - 1973 build - Council rates \$1,700- Water rates \$782.53

Location highlights: - 170m to Casserley Avenue Reserve & 450m to Hainsworth Park - 1.6km to Summerfield Shopping Centre & 2.5km to Hawaiian's Newpark Shopping Centre - 3.5km to Warwick Grove Shopping Centre - 4.7km to Warwick Train Station & public transport routes along Beach Road & Wanneroo Road - 13.3 km to Perth CBD

Boasting affordability and fantastic potential for homeowners and investors alike, don't miss the opportunity to make this house your home. For more information and inspection times, please contact Daniel Poiani on 0479 057 297 or via email [danielp@daveyrealestate.com.au](mailto:danielp@daveyrealestate.com.au)

Disclaimer - Whilst every care has been taken in the preparation of this advertisement, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters.