

29 Broula Road, Kalamunda, WA 6076

Professionals

Sold House

Tuesday, 17 October 2023

29 Broula Road, Kalamunda, WA 6076

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 951 m²

Type: House



Joe Stillisano

Contact agent

****Sold**** Here's a great opportunity to live in and enjoy a family home that also offers development potential. With a R10/30 zoning there is potential for a triplex site subject to relevant approvals, with the added bonus of deep sewer already connected. If you were looking for an investment the home is leased for \$590.00 per week with great tenants. But you might want to move in and enjoy it yourself and make use of the following:

- Four bedrooms all with built-in robes and two bathrooms.
- Updated kitchen with stainless steel appliances, gas cooktop and a dishwasher.
- Family/Meals area off the kitchen with a split system air-conditioner and cosy a slow combustion wood heater for winter.
- Separate Lounge and Dining area to the front with high raking ceilings and its own split system air-conditioner.
- High double carport fits a 4WD.
- Side access of approximately 3 meters.
- Air-conditioners, ceiling fans and a slow combustion wood heater.
- Fully fenced yard with lawn and flower bed areas.
- Large Patio.

Situated on a quiet street with a park around the corner you have easy access to the Kalamunda town centre and the Perth CBD. You are close to the Kalamunda Glades shopping centre with Woolworths, Nightingales Pharmacy and Newsagency and dine-in and takeaway food retailers. Plus, you are close to the Kalamunda town centre with its many shops including Coles and Aldi, as well a variety of restaurants and cafes. Kalamunda Senior High School and Kalamunda Primary School are nearby and there are many private schools in the area. Buses on Canning Road and the High Wycombe Train Station provide public transport options. One of the best features of the home is that you can live in it whilst land banking on a potential triplex site. **BONUS:** Zoned R10/30 - potential triplex site subject to relevant approvals. **EXTRA BONUS:** Deep sewer is already connected. For more information please call Joe Stillisano on 0423 579 966.