

# 3 Burnham Way, Girrawheen, WA 6064

Initiative

## Sold House

Wednesday, 3 April 2024

3 Burnham Way, Girrawheen, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 757 m2**

**Type: House**



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**\$598,000**

Developers, investors, and home seekers, seize the opportunity of this generous 757 sqm land, offering a multitude of options. Offering a spacious floor plan with multiple living areas, this home is perfectly designed for growing families. This property presents itself as an ideal investment or development prospect. Currently tenanted at \$490 per week until 15/09/2024. Subject to planning approval, this R20/R40 zoned land opens endless possibilities for an astute buyer. With survey drafts available, the groundwork has been laid for planning potential as a duplex site, options include: 1. Retain and renovate the existing property to suit your dream home vision and enjoy the large-scale land. 2. Retain and renovate the existing property and build an additional house on the rear site. 3. If your vision leans towards a comprehensive development, the option to level the block entirely for a ground up project is also available. Key features of this property include: • Subdividable Block spanning 757 Sqm (R20/R40), offering potential for retain and build opportunities. • 3 Bedrooms, 1 Bathroom with separate toilet, providing ample accommodation space. • Wood laminate flooring throughout main living areas • Open-plan family living • Renovated kitchen featuring modern benchtops, 900mm gas stove, electric oven, and abundant cupboard space. • Expansive backyard, perfect for outdoor activities and future development. • Rear workshop/garage • Outdoor shower • Split-system air conditioner This property is an excellent investment for the future. With its exceptional attributes, this highly sought-after property is expected to be snapped up quickly. Don't miss out on this rare opportunity in an ideal location. To learn more, please contact Leanna Hewitt on 0401984177 or Alana Foley on 0477 319 004. 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.