

3 Devon Way, Lynwood, WA 6147

BEYOND

Sold House

Wednesday, 12 June 2024

3 Devon Way, Lynwood, WA 6147

Bedrooms: 3

Bathrooms: 1

Parkings: 5

Area: 853 m2

Type: House



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\$750,000

Fixed Date Sale - Must be sold on or before the 23rd of June 2024. All offers will be presented as soon as they are written up, an offer may be accepted before the end date. First home open is this Sunday at 1:00 - 1:30pm. 9/6/24 Are you an astute investor looking for your next big opportunity? Look no further than 3 Devon Way, Lynwood! This exceptional property is zoned R30, offering a myriad of possibilities for savvy developers and investors alike.

Property Highlights:

- Prime Location:** Situated in the thriving suburb of Lynwood, this property offers easy access to essential amenities, including schools, shopping centres, parks, and public transport.
- R30 Zoning:** Unlock the potential for development with R30 zoning, providing the opportunity for medium-density residential projects.
- Generous Land Size:** The spacious lot allows for multiple dwelling constructions, maximising your return on investment.
- Existing Dwelling:** An existing home provides rental income potential while you plan your development.
- Future Growth:** Lynwood is a suburb on the rise, with increasing demand for quality housing, ensuring a solid future return.

Features of the Existing Home: 3 Bedrooms, 1 Bathroom Separate lounge room Open plan living and dining area Large backyard with potential for landscaping or additional structures Undercover carport

Why Invest in Lynwood? 850m to Lynwood Supa IGA Shopping Centre 3.6km to Westfield Carousel Shopping Centre 2km to Lynwood Senior High School 750m to Bannister Creek Primary School Potential Rental of \$580 - \$650 per week on the original home

Strong Rental Demand: With its convenient location and growing community, Lynwood is a hotspot for renters.

Proximity to Infrastructure: Close to major roads, public transport options, and the expanding commercial hubs of Perth.

Community Focused: Family-friendly atmosphere with a range of local schools, parks, and recreational facilities. Don't miss out on this rare opportunity to secure a prime piece of real estate in a booming area. Whether you're looking to develop now or hold for future gains, 3 Devon Way, Lynwood is the investment you've been searching for! This property is sold AS IS, there will be no good working order annexure.

Contact Us Today! Need help with finance? I can help, don't be the buyer who misses out because of finance, a quick call from me and I can have one of our brokers get in touch with you to discuss your finance needs all at no cost to you. Call Shaun or Harjit Benwath for a viewing on 0481 084 501 or 0407 987 350

DISCLAIMER: Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own inquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.