

**3 Ellerby Street, Glendalough, WA 6016**

**PSALM**

**House For Sale**

Thursday, 4 April 2024

3 Ellerby Street, Glendalough, WA 6016

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 696 m2**

**Type: House**



Ben Chan

## From Low \$1 Mil

RENOVATE OR SUBDIVIDE Act fast to seize this unique opportunity! This property offers wonderful potential, situated on a 696sqm green titled block, providing the opportunity for renovation or subdivision into a duplex site. **FIRST TIME OFFERED \*\*Home Open this Saturday 13th April, 11:00-11:30am\*\* BE SUPER FAST TO SECURE THIS ONE**

**RENOVATOR'S DREAM** Nestled on a generous 696sqm green titled block, this 1970's 4x2 double brick home is brimming with potential, awaiting your transformative touch. While it may appear a bit tired and rough around the edges now, envision the possibilities it holds. Step inside to discover a sunken lounge leading to a courtyard, a good size formal dining and family living area perfect for hosting gatherings with friends and relatives, and a master bedroom opening onto the courtyard, complete with a walk-through wardrobe and ensuite. Abundant natural light streams in through numerous sliding doors, enhancing the home's inviting atmosphere. With your creativity and vision, this property has the potential to be transformed into a stunning haven for your family, offering both comfort and style, as well as an entertainer's paradise for memorable get-togethers.

**POTENTIAL SUBDIVISION** Should renovation not be your preference, take advantage of the R30 Zoning which allows for potential subdivision of this home into two lots for brand new housing. We recommend contacting the local council for inquiries regarding subdivision.

**FEATURES**

- Double brick 4x2, 1970s home
- Fully fenced with double front gate
- Double doors front entrance
- Sunken lounge open out to a courtyard
- Formal dining open out to a separate under covered alfresco courtyard
- Kitchen with walk in pantry and skylight
- Separate family area with access to the courtyard
- Split system air conditioning in the family area
- Master bedroom with walk through wardrobe to the ensuite
- Lots of sliding doors throughout the home that brings in natural light
- Three outdoor areas, front, middle and rear courtyard
- Backyard features a built-in BBQ area.

**LIFESTYLE LOCATION** The peaceful ambiance of the expansive Glendalough Open Space park and Lake Monga Primary School (approx 2 min), Hersman Lake, Glendalough IGA/ shops are within easy walking distance from this location. For those looking for convenient access to Perth CBD, the proximity of Glendalough Train Station ensures a seamless commute. Experience the allure of this central locale, featuring a quaint shopping village, verdant neighbourhood parks, scenic Herdsman Lake, and picturesque Lake Monger, all just moments from your doorstep. The nearby freeway and coastline further enhance the appeal of this vibrant area. Just a short drive to Perth city, Westfield Innaloo shopping and entertainment complex, Osbourne Park Shopping precinct, Scarborough beach, Leederville cafe strip, IKEA, Subiaco cafe strip plus many other shops and facilities. Premier schools and the lively Mount Hawthorn food and coffee hub elevate the attractiveness of this highly coveted area, providing unmatched convenience for your future endeavors. Discover the remarkable potential of this distinctive residence today!

**PLEASE NOTE:** This property is to be sold in 'as is' basis. Contact Ben Chan on 0402 127 947 for any further information. **HURRY** and don't delay - make this property your canvas for creating the lifestyle of your dreams!