

**30 Colin Road, Scarborough, WA 6019**

**Sold House**

Wednesday, 11 October 2023

30 Colin Road, Scarborough, WA 6019

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1012 m2**

**Type: House**



Vince Epps

0407774009

**\$1,450,000**

Boasting an exciting R30 zoning and offering either duplex or triplex potential (S.T.C.A.), this expansive 1,012sqm (approx.) development site is on offer to the market for the very first time and provides you with limitless options, whilst presenting you with a unique opportunity to secure one of the very rare 1/4 acre full blocks remaining within the sought-after location of South Scarborough – and on the cusp of the Wembley Downs and City Beach borders. Aside from acquiring your spot in a quiet and highly-desirable neighbourhood, you will be left impressed by the prospect of generous dimensions, a flat level block with minimal additional site costs and an existing – and original – 4-bedroom 1 bathroom character home that can easily be lived in or leased out whilst you wait on the subdivision (or building plans). The yard, gardens and surrounds are neat and tidy, with a huge enclosed double garage or workshop shed at the rear amongst the various outbuildings also on offer. This spacious quarter-acre lot also benefits from a generous 20.8-metre (approx.) frontage that would allow for two side-by-side dwellings as part of any future subdivision, giving you an idea of what could very well be achieved with a little bit of imagination and inspiration. Take your pick between the buzzing Doric Street and Calais Road food and coffee strip or the Brighton Road Food Market and its neighbouring culinary and entertainment options, with this tranquil and leafy South Scarborough locale also within arm's reach of the sprawling Colin Ventnor Reserve and its fantastic children's playground just a few doors down. Merely footsteps away lie bus stops and more lovely local parks – including the lush fields of Butlers Reserve around the corner. Hale School, Newman College, and Churchlands Senior High School (catchment zone) are also nearby, as are beautiful City Beach, Brighton Beach, the new-look Scarborough Beach esplanade, Scarborough Primary School, more cafes, alternative restaurants, Westfield Innaloo Shopping Centre, St Mary's Anglican Girls' School and the newly redeveloped Karrinyup Shopping Centre. The word “convenient” is an understatement, here. The property will be offered as an end-date sale and presents as an excellent opportunity that is sure to attract the attention of astute investors and developers seeking a valuable development site. Fortune beckons with open arms – this is the chance you have been waiting for! More features:

- Massive 1,012sqm (approx.) – quarter-acre – development site
- Exciting R30 zoning
- Triplex development potential (or a subdivision into two large duplex blocks)
- Existing 4x1 original home can be lived in or rented out, until you are ready
- First time offered to market
- Private backyard patio and lawn area
- Leafy green surrounds
- Large workshop – or double garage – at the rear
- Ample driveway parking space
- Flat level block – very minimal site costs to worry about
- Built in 1958 (approx.)
- Park and playground only metres down the road
- Easy access to the beach, schools and other amenities
- Close to transport, cafes, restaurants and more
- Minutes away from shopping at both Westfield Innaloo and the new-look Karrinyup

Disclaimer: This information is provided for general information and marketing 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 enquiries.