

**30 Golf Links Road, Middleton Beach, WA 6330**



**House For Sale**

Wednesday, 8 November 2023

30 Golf Links Road, Middleton Beach, WA 6330

**Bedrooms: 2**

**Bathrooms: 1**

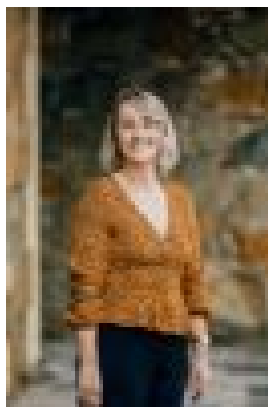
**Parkings: 1**

**Area: 1012 m2**

**Type: House**



Rob Mason  
0411615806



Monique Hammond  
0419486175

## AUCTION

AUCTION held at 31 Marine Tce 2nd December, 2023 at approximately 11.15am (immediately following auction of 31 Marine Tce) Set back from the road and hidden behind a substantial tree is a modest cottage awaiting its next phase of life. A rare block-value opportunity is presented to the market, being a 1,012m<sup>2</sup> block with just over 20m of frontage. The original home has plenty of character, from the welcoming verandah through to the very large lounge with feature fireplace and exposed timber trim. Jarrah floors feature throughout and the two bedrooms to the side of the lounge are both large. The kitchen and dining space are to the rear with the bathroom further back. The laundry and toilet are both outside and are rudimentary. There is an original shed or garage at the rear of the block. Of course, the main attraction is the location. A 350m walk will see you on the white sands of Middleton Beach, and from there it's your choice of park, café, bar, surf club or boardwalk into town or to Emu Point. What a spot! Features include: - Original 2 bedroom home currently rented (ends Jan '24) - 1012sqm block with 20.12m frontage - Residential / Tourist Zoning - R40/60 allowing up to 4 residential or 6 tourist dwellings (STA) - Approximately 350m walk to Middleton Beach - Handy to park, surf club, cafes, bars and restaurants Auction Terms: - \$30,000 deposit - To be sold "as is" - Settlement 31st January, 2024 with vacant possession Register your interest: Please register your interest early on this prime Middleton Beach property by contacting Rob or Monique on 0411 615 806 or 0419 486 175. The property will be open each Saturday at 11am except for the auction day (2nd December), where it will be open at 10.30am and the auction will be held at 31 Marine Tce (the rear neighbour) at approximately 11.15am - immediately following the auction of 31 Marine Tce which starts at 11am. Additional Opportunity: The neighbouring property to the rear, 31 Marine Tce, is being sold alongside this property. It is also an undercapitalised property on a 1,012sqm block. If you were to purchase both, they offer half an acre (2,024m<sup>2</sup>) of land with dual road frontage. Total development potential is 9 residential or 13 tourist dwellings (STA).