

31 Lamond Street, Melville, WA 6156

House For Sale

Thursday, 25 January 2024



31 Lamond Street, Melville, WA 6156

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 931 m2

Type: House



James Priestly

0447120125

End Date Sale

For Sale via an End Date Sale Campaign - All offers must be submitted by 5pm Monday the 19th Feb 2024. (Seller reserves the right to sell prior) In a desirable tree-lined street just moments from local parks and schools, this well-maintained and extended character home offers an opportunity to establish yourself in a most desirable suburb with an abundance of opportunities for future growth and development. Surrounded by established greenery, this sanctuary feels like a country escape with plenty of outdoor space to enjoy and sunlight filtering through the leafy canopy above. The north-facing yard adds to the desirability of the property. Inside the home, you will find multiple living areas as well as a separate formal dining room adjacent to the kitchen. You'll also find 3 bedrooms, one with BIR, a modern bathroom with a double shower and a large laundry. The large sunken lounge/games room to the rear of the property is a bright and airy space that opens out the covered alfresco area with a relaxing outlook to the extensive gardens beyond. A large shed in the backyard provides plenty for storage or as a workshop space. On a substantial landholding of 931sqm and with a 20m frontage, the property is zoned R20 allowing for the redevelopment of the existing property into 2 new dwellings. The existing home could also be retained while you develop the rear of the property. This is your opportunity to nest now and plan for future investment in a most desirable suburb. An increasingly rare prospect! Located just a short walk from the popular Kadidjiny Park and playground, Melville Primary School, and in the high-performing Melville High Zone this area is popular with young families and those who appreciate living near an array of great shops, cafes and restaurants. Don't miss this opportunity to secure your future on one of the top streets in the highly sought-after suburb of Melville. Plans are available upon request. Please use the email contact option for a prompt response. Guidance on price will also be provided. Property Features:

- Large landholding
- Highly desirable street
- Zoned R20 - subdividable
- 20m frontage
- North-facing yard
- Options to live in now, renovate or develop
- Retain and build option also possible
- Well-maintained home
- Kitchen/meals area
- Multiple living areas
- Separate dining and lounge
- Separate lounge/games rooms
- Modern bathroom
- Large bedrooms
- Alfresco and patio
- Large rear shed
- Established gardens
- High demand suburb
- Close to an array of parks, shops, dining and entertainment
- Walking distance to the Swan River