

**31 Tooting Street, Beckenham, WA 6107**



**Sold House**

Wednesday, 16 August 2023

**31 Tooting Street, Beckenham, WA 6107**

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 846 m2**

**Type: House**



Mark Richardson  
0861104530

**\$512,500**

Looking for a property that offers both excellent investment potential and a dream living space? Look no further! We present to you an enticing opportunity that combines the best of both worlds. Prime Location: Nestled in one of the fastest-growing suburbs, this property is conveniently situated near the renowned Westfield Carousel Shopping Precinct & Mills Park. Enjoy the vibrant lifestyle and endless amenities at your doorstep! R25 Zoning - Subdivide into 2 Lots: Unlock the full potential of this property with its desirable R25 zoning, allowing you to subdivide it into two separate lots. Seize this opportunity to maximize your investment and explore lucrative options. Spacious Block: Spread across an expansive 846 square meters, this property boasts a large block that offers ample space and endless possibilities. Whether you're looking to develop, expand, or create your own personal oasis, this is the canvas you've been waiting for. 3 Bedrooms, 1 Bathroom: The existing dwelling features three well-appointed bedrooms, providing comfortable living space for you and your loved ones. The thoughtfully designed bathroom ensures convenience and functionality. Excellent Rent Return: Investors, rejoice! With its ideal location and the potential for subdivision, this property promises excellent rental returns. Sit back and watch your investment grow while tenants enjoy the convenience and amenities of the surrounding area. Surrounded by Sporting Paradise: Sports enthusiasts and nature lovers will be delighted by the proximity of this property to the Mills Park district reserve adjacent to Roe Highway. Immerse yourself in the excitement of three large sporting fields catering to soccer, cricket, and AFL. Stay active with the presence of tennis courts and cricket nets for practice. Your new home will be a haven for outdoor activities and a thriving community spirit. Don't miss out on this exceptional opportunity to secure a property that offers both solid investment potential and the chance to live in a dynamic and flourishing suburb. Contact us today to arrange a viewing and start envisioning the possibilities that await you! Call now: 0435502769 Mark Richardson GMAC Realty Disclaimer: All information provided is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own due diligence and research.