

318 Wanneroo Road, Nollamara, WA 6061



Sold House

Monday, 14 August 2023

318 Wanneroo Road, Nollamara, WA 6061

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 862 m2

Type: House



Rohan Amlani

0892453200

\$686,000

PRIME 862 SQM DEVELOPMENT SITE This is your chance to secure this property located on Wanneroo Road which is a rare find R40 zoned property with a possibility of Developing 3 Block units or explore more possibilities for development. (STCA) Currently it is a tenanted property bringing in a total rental of \$23,920 per annum with a current periodic lease in place (Tenants are happy to continue with the current arrangement). House Rental [Potential for Increase] Current Rent (Per Week) - \$460 Bedrooms - 3 Bathroom - 1 Car ports - 1 With a total area of 862 square metres, it is ideally suited for a small lot development, a unit development or a multiple dwelling development with a height limit of 2 storeys possibility. (STCA) It is a short distance from child care, park/reserve, school, medical facilities, and the lovely food precinct. These sites are rarely offered for sale and represent an excellent opportunity to build a unique development within the area. Other Property Features:- Ample parking for cars as well room for a boat and trailer- Land size: 862 sqm- 20.12 sqm frontage- Zoning: R40- Spacious and nicely proportioned rooms with carpets and tiles in living area.- 2 separate living areas- Laundry room.- Rear Undercover area with grassed yard.- Single lock up garage with auto remote garage door.- Bus Stop is just meters' away There is a multitude of exciting and financially rewarding opportunities for this property for the astute buyer. Maybe this could be home for your whole extended family, or perhaps you could sit back and enjoy a decent rental yield from the house whilst planning a redevelopment of the site. For further information or to arrange an exclusive viewing, please contact: Rohan Amlani 0430708586*Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract. Some photos are for illustration purpose only. Please contact Sales Agent to confirm.