

**343 Railway Avenue, Armadale, WA 6112**



**House For Sale**

Friday, 17 May 2024

343 Railway Avenue, Armadale, WA 6112

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 1960 m2**

**Type: House**



Mark Grogan  
0894959999

**From \$749,000**

This one really does present an incredible opportunity. This is not just any home on a "fairly large" block; it's a spacious home on a HUGE block! This is an extraordinary opportunity for anyone with an eye for value. THIS IS WHAT WE'VE GOT! The home is a very good size and offers serious space for living. Check out the floor plan detail and see for yourself just how much room there is to work with here...It has new flooring, it has been freshly painted, and it's ready now for you to move in or rent it out. The kitchen is incredibly large, and there's serious versatility to this home. It provides no end of options for how you can make it work. The block is 1960 m<sup>2</sup> and we have a zoning of R15/40. Can you subdivide it? Yes!\*

This property really does present tremendous space for subdivision. It is a highly likely scenario that you could retain the house and build a number of units at the rear of the property. The block is super easy to work with. Even if subdivision isn't on your radar right now there's a whole lot of backyard to enjoy and improve. It has an old concrete pool in the corner that could be restored or filled in. There's plenty of choice. WHAT CAN I DO WITH IT? I'm just gonna throw out some scenarios here. This is back of the envelope, kind of maths, it is not a true and certain representation or a valuation but a bit of a guide as to what you could possibly do here. I cannot and do not warrant it as accurate, speak to a professional and seek the right advice from the right people... Start with the City of Armadale if you like, they're on 08 9394 5000

One Option...Subdivide, keeping the house on approximately 600-650 m<sup>2</sup> of land, and then building a number of units at the rear. Brand-new 3 x 2 villas are selling for around \$500,000-\$575,000 depending on specification. The house on a block like that would sell for about \$600,000 right at the moment. Another Option...With that R40 zoning, the minimum size for an R40 lot is 180 sqm, with an average of 220 m<sup>2</sup>. So, with driveways and all of that affected, you could pretty comfortably say you'll have an option to retain the front house and build four. I'm no town planner, so all of that is just spitballin', but chat to a professional, and I reckon they'll see some similar options. Or maybe... Knock the house down and build about 8 if that 220sqm average is in play. You've gotta chat to the experts on that. My favourite bunch of experts are the ones at Harley Dykstra Planning and you Google them to get in touch. Of course...There's an existing DA in place over 343 and 347 Railway Avenue. It's for 12 specialist disability accommodation dwellings. Both properties are available if you're keen to work with the existing DA. Send an email from the CONTACT AGENT section and we'll send you more information on all of that. We have geo tech reports and all that good stuff too. It makes an easy decision even easier. WHERE IT IS Look at the aerial photos and jump on the map. This is within walking distance of the train station and the Armadale town centre. With the awesome Metronet development happening right now there are so many good things happening in this area.

WHAT NEXT The best way to get in touch and get more info is the EMAIL AGENT button, we'll send you extra information, a video walk through and set up a time for you to see it if you're local.