

347 Railway Avenue, Armadale, WA 6112



House For Sale

Tuesday, 4 June 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1378 m2

Type: House



Mark Grogan
0894959999

Contact Agent

Set on a 1378sqm block of land, this is one seriously awesome opportunity for anyone with big plans for the future. THIS IS WHAT WE'VE GOT! This three bedroom home is in great condition. It's got some 60s character, with timber floorboards, feature timberwork and double brick and tile construction. It has been well cared for and you've got great space in the bedrooms and living areas. The block is 1378 m² and we have a zoning of R15/40. Can you subdivide it? Yes! * Subject to approval. 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. 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 500 m² of land, and then building a some 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 \$550,000 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 m². 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 three. 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 5 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 can Google them to get in touch. WHERE IT IS Look at the photos and then 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. *Obviously EVERYTHING is subject to approval from the relevant authorities!