

35 Sulman Road, Wembley Downs, WA 6019



House For Sale

Thursday, 18 April 2024

35 Sulman Road, Wembley Downs, WA 6019

Bedrooms: 6

Bathrooms: 2

Parkings: 2

Area: 1012 m2

Type: House



Corey Adamson
1300243629



Paul Tonich
1300243629

High \$1mil's

Nestled in the sought-after enclave of Wembley Downs, 35 Sulman Road stands as a testament to family heritage and the promise of a dream lifestyle. This classic residence, originally built in 1963 and lovingly maintained by one family, offers a rare full block of land measuring a generous 1012 square meters with R20 zoning, unlocking duplex potential for the astute investor or dream home visionary. Boasting six well-appointed bedrooms and two bathrooms across a sprawling single-level floorplan, this home accommodates large families or savvy investors looking to capitalise on the robust rental market. A two-car carport ensures ample parking, complemented by the added convenience of a separate entry to a self-contained granny flat, perfect for multi-generational living or as a rental opportunity. With the pristine coastline just moments away, embrace the idyllic coastal lifestyle Wembley Downs is renowned for. The property is strategically positioned within proximity to top-tier educational institutions such as Hale School and Churchlands Senior High School, shopping precincts, as well as comprehensive medical and health services. Whether you're a developer seeking a prime landholding for your next project, a family looking to create your ultimate dream home, or an investor diversifying your portfolio, this home presents limitless possibilities. The neat and tidy condition invites you to move in and enjoy immediately, or envision the potential to renovate and personalise. Don't miss the chance to secure one of the last remaining full blocks in a premier suburb. Discover the blend of peaceful living and convenience at 35 Sulman Road, where potential and location create the perfect canvas for your future. Note - This property will be sold in "AS IS, WHERE IS" condition. Council rates: \$2219.33 P/A Zoning: R20 Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.