

**35B Greville Way, Girrawheen, WA 6064**

Initiative

**House For Sale**

Thursday, 9 November 2023

35B Greville Way, Girrawheen, WA 6064

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 578 m2**

**Type: House**



Alex Dabag

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## **EOI -SUBDIVIDED IN TWO !**

This well-positioned 2-bedroom, 1-bathroom duplex sitting on a spacious 578sqm block offers more than meets the eye. With the rare advantage of the neighbor's permission, this property is ripe for subdivision, enabling you to split the land into two separate lots.

**Key Features:**Duplex with Subdivision Potential:With the neighbor's approval, you have the opportunity to subdivide a substantial portion of land-approximately 300sqm-while retaining the existing home. This provides an incredible chance for future development, offering versatility and potential for additional construction.

**Location and Desirability:**This property is nestled in one of the most sought-after locations in Girrawheen, right across from the prestigious Templeton Park. Enjoy the convenience and prestige of this highly desired neighborhood, offering a fantastic lifestyle surrounded by parklands and a welcoming community.

**Development Possibilities:**The ability to subdivide and potentially create an additional lot while keeping the existing home opens up a realm of possibilities for investors, developers, or homeowners looking for an investment with excellent future prospects.This is a rare chance to secure a property in a prime location with the added advantage of subdivision potential. Don't miss out on this remarkable opportunity! Contact us today to explore the possibilities and potential of 35b Greville Way, Girrawheen