

36 Harvest Loop, Edgewater, WA 6027

THE PROPERTY PROJECT

House For Sale

Thursday, 13 June 2024

36 Harvest Loop, Edgewater, WA 6027

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 693 m²

Type: House



Carl Casilli

0431645185

All offers by 24 June

Nestled within a coveted location, where the convenience of nearby shops meets the tranquility of lush parklands, lies an exceptional opportunity awaiting the discerning investor or visionary developer. This property, showcasing a charming 3-bedroom, 2-bathroom residence situated on a subdividable lot, represents the epitome of versatility and potential. Zoned R40, this property presents a canvas ripe for transformation. Envision the revival of the existing home to its former glory through meticulous renovation and restoration efforts. Alternatively, indulge in the prospect of crafting two exquisite homes, each embodying contemporary luxury and architectural finesse. For those with a penchant for expansion, the option to subdivide the lot into three distinct parcels promises to unlock even greater value and opportunity. Presently leased until 21st April 2025, at \$580 per week, this property offers not only immediate income for investors but also a strategic advantage for developers, providing a steady revenue stream to offset costs during the development approval process. All development plans are, of course, contingent upon approval from the local council and the WA Planning Authority (WAPC), ensuring compliance and adherence to regulations. Step inside the existing residence, and you'll discover a harmonious blend of comfort and functionality. Three generously proportioned bedrooms provide ample space for relaxation and repose, while two well-appointed bathrooms cater to modern convenience. The heart of the home, a functional kitchen, serves as a focal point for culinary creativity and social gatherings. Comfort is assured with year round air conditioning whilst the 1.5 kw solar system reduces the running costs of this functional home. Venture outdoors, and you'll find a delightful retreat awaiting your enjoyment. An undercover alfresco area beckons for leisurely afternoons spent basking in the sunshine, complemented by the presence of two mature citrus trees that infuse the air with their fragrant aroma. A reticulated garden ensures a lush green garden all year long. Embrace the opportunity to embark on a journey of transformation and prosperity with this exceptional property. Seize the opportunity to capitalise on this versatile property, where potential and profit converge.** All offers to be presented by 4pm on Monday the 24th of June, however, the sellers reserve the right to accept an offer without notice. To know more or to book an inspection call Carl Casilli on 0403 009 814 **DISCLAIMER:** Whilst every care has been taken with the preparation of the particulars contained in the information supplied, neither the Agent nor the Seller guarantee their accuracy. The particulars of this advertisement are supplied for general information only and shall not be taken as representation in any respect on the part of the Seller or their Agent nor form part of any contract. Prospective clients should carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.