

37 Bywater Way, Wilson, WA 6107



House For Sale

Tuesday, 9 April 2024

37 Bywater Way, Wilson, WA 6107

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 800 m2

Type: House



Joseph Mansour
0893648899

From \$888,888

What you see is what you get with this spacious renovator's delight on a sprawling, elevated 800sqm sub-dividable block. There's no denying the home needs some TLC but it offers a substantial and functional floorplan in an unparalleled location. The property has a variety of different subdivision options under the City of Canning Local Planning Scheme. It is zoned R25 and has side access. The options are to retain and build, or to build back and front or build side by side (all subject to relevant authority approvals). Located within one of Wilson's finest, most exclusive pockets and situated only minutes away from both Westfield Carousel and Curtin University, the home is close to Bywater Park with walking trails, cafes, local bus stops and the Canning River only a short stroll away. A prime and peaceful locale is available here.

Currently the home has wonderful tenants who wish to stay on should an investor purchase the home. **FEATURES INCLUDE:-** Huge formal living & dining room with wooden floors and a gas bayonet- Spacious meals & family room with access to the outdoor entertainment area- Functional kitchen with plenty of storage & bench space- Queen sized main bedroom with walk in robe, ensuite with shower and WC - Second and third bedroom are all generously sized (third bedroom being so large it could be used as a separate games room or theatre room)- Spacious laundry with side access- Ducted refrigerated air conditioning throughout - L-shaped patio overlooking the paved back yard with established garden beds- Single carport with rear garden access for a car, boat, or trailer- Well established gardens with driveway parking - Brick and tile construction Whether you're looking to develop now or to hold for future gains, you must consider this development gem! Property is being sold "As Is" – seller makes no warranties of any kind, express or implied, regarding the condition of the property at the time of contract or subsequently at the time of settlement. Please be sure to carry out all due diligence through the local council and Western Australian Planning Commission. **PROPERTY**

PARTICULARS: Land Area | 800m² Frontage | 22.4 meters Zoning | R25 Year Built | 1984 2023 - 2024 **OUTGOINGS:** Council Rates | \$1,921 Per Annum Water Rates | \$1,243 Per Annum City Of Canning Property Code: 1016