

37 Ryrie Avenue, Como, WA 6152

House For Sale

Tuesday, 23 April 2024



37 Ryrie Avenue, Como, WA 6152

Bedrooms: 2

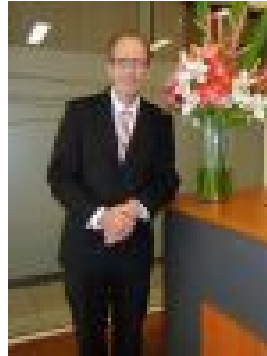
Bathrooms: 1

Area: 1012 m2

Type: House



Tim Tyler
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Peter Hall
0416196438

Suit Buyers in the Mid \$1 Million's

Welcome to 37 Ryrie Avenue Como. Looking for a fantastic opportunity to invest??? Look no further! "The Avenues" in Como. Properties of this size rarely come to market. This is a great opportunity in a prime location with many options.....Occupy/renovate/extend/rebuild/develop or simply lease out and hold for the future. Zoning: R20, 1012sqm green title lot with a 20.12m* street frontage depth 50.3m* - R20 zoning under TPS7, with the potential to subdivide and create two generous lots. Development Potential Duplex (STCA), residential. Approx* Walking distance to Canning Bridge train station, bus port, Raffles Hotel. Income opportunity to assist with holding costs from a rented home (sold "as is"). Only 8kms south of Perth CBD. only a short commute to the CBD via car or public transport. Minutes away from freeway access and a short walk to train & bus station and the beautiful Swan & Canning rivers. Rear Outdoor shed/garage. Only a stroll away to Collier Primary and Penrhos College, local restaurants/cafes, shops including Farmer Jack's, Preston Street shopping precinct, Ryrie & Collier Reserve Parklands, Collier Park Golf Course and leading education including Penrhos College, Aquinas, Wesley College, Curtin University. Don't miss out on this golden opportunity to DEVELOP AND PROSPER! Property Outgoings Shire Rates \$3,334.00* Water Rates \$1,144.00* approx* To find out more about this property, you can contact agent Tim Tyler 0418 946 970 or tim@tylerandsons.com.au or sales@tylerandsons.com.au