

39 Blaven Way, Ardross, WA 6153



House For Sale

Tuesday, 28 November 2023

39 Blaven Way, Ardross, WA 6153

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 728 m2

Type: House



Joseph Mansour
0893648899

SET DATE SALE

For Sale by Expressions of Interest – All Offers on or before 20th December 2023 (If Not Sold Prior) Tradition, style and modern comforts combine perfectly in this vintage home that is loaded with character features in an elevated position in a lovely, central street in the heart of Ardross. A practical flowing floorplan is complemented by a seamless blend of original features and modern finishes. The home offers a variety of options, ideal for the growing or extended family, with an eye to developing in the future. It would also be the perfect property to hold as an attractive rental investment while you consider your redevelopment opportunities. The functionality of this gorgeous home is timeless and this extra-large family home provides a fabulous 'family feel,' with plenty of natural light throughout and a tranquil, leafy aspect from virtually every window. It has been beautifully renovated to offer the best of modern living in perfect harmony with its character past. It boasts all the traditional features you'd expect, including wide jarrah boards, high ceilings and a traditional façade. The home offers a spacious open living area, renovated kitchen and two renovated bathrooms. It also has established gardens, secure enough to let the kids run around, all on a level and very private parcel of land with swimming pool, lawned area and an oversized veggie patch. At the top of Ardross, you are just footsteps from a variety of boutique shops, cafes and eateries. Moments from Shirley Strickland Oval and the vibrant Riseley Street precinct and the river - this opportunity is one not to be missed! This substantial 728m² block is zoned R40 and provides numerous redevelopment opportunities. With a variety of different possibilities under the City of Melville Local Planning Scheme to subdivide into two or three lots or as an apartment development with a maximum height of 10.5 meters subject to council and WAPC approval. This home must be one of the first on your inspection list!

FEATURES:

- Traditional entry hall
- Air conditioning throughout
- Perfectly apportioned Green titled 728sqm block zoned R40
- Large front porch with city skyline views
- Rear waterproof al fresco overlooking the grassed area and pool
- Secured & private grounds
- Established gardens
- Northern aspect
- Secure garage parking for two cars plus ample off street parking
- Beautiful location and street
- Scope to extend upwards or outwards or redevelop
- Wonderful segregation between parents and children accommodation
- Stroll to Perth's soon to be premier suburban shopping destination, Westfield Booragoon
- Applecross High School Zone
- Excellent access to Perth CBD or Fremantle with public transport just steps away
- R40 zoning allow either a triplex subdivision or apartment construction, all subject to local council and WAPC planning approval

PROPERTY PARTICULARS:

- Internal Area | 204 m² (approximate)
- Total Land Area | 728 m² Green Title
- Parking | 45 m² Double Garage Plus Ample Off-Street Parking
- Year Built | 1965
- Zoning | R40 2023 - 2024

OUTGOINGS: City of Melville | \$2,391.00 Per Annum Water Corporation | \$1,419 Per Annum Property Code: 993