

**39 Sulman Road, Wembley Downs, WA 6019**

**Residential Land For Sale**

Saturday, 13 April 2024



39 Sulman Road, Wembley Downs, WA 6019

Area: 504 m2

Type: Residential Land



Rob Walker  
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Tom Walker  
0893857303

## **ALL OFFERS BY WED 1ST MAY**

Ideally positioned in one of Perth's most popular leafy suburbs, this prime private, green-titled block with a north-facing rear offers the ultimate platform for a contemporary easy-living residence. Located just footsteps from numerous quality local schools, and just a short stroll from a vibrant shopping precinct, The Downs Shopping Centre, this block is perfectly placed for a lifestyle of convenience. **THE PROPERTY:**\* Proposed Lot 2 - 504sqm block incl. driveway.\* Private, rear block.\* Highly sought north/south aspect.\* Green titled.\* Seller to provide connection to essential services.\* WAPC conditional approval has been issued. **THE LOCATION:**\* 290m to The Downs Shopping Centre precinct with bakery/café, IGA and more, and Wembley Downs Family Practice medical centre.\* 600m to Hale School.\* 350m to Wembley Downs Primary School.\* 1.6km to Churchlands Senior High School.\* 1.5km to the beach track at the end of Hale Road.\* Close to arterial roads and public transport.\* 10km approx. to Perth CBD. All offers by Wednesday 1st May - 4pm, seller reserves the right to sell prior. Please call exclusive listing agent Rob Walker on 0410 144 211 for more details. **Disclaimer:** Whilst every care has been taken with the preparation of the details contained in the information supplied, believed to be correct, neither the Agent nor the client nor servants of both, guarantee their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.