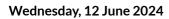
3B Bolas Court, Myaree, WA 6154 House For Sale





3B Bolas Court, Myaree, WA 6154

Bedrooms: 3 Bathrooms: 1 Parkings: 2 Area: 754 m2 Type: House



Agnes Lee

CONTACT AGNES

Seize this exceptional opportunity to secure this huge 754qm sqm block positioned right across from Herb Napthally Reserve and easy walking distance to Good Grocer IGA and local primary schools. Located in a dynamic area just twenty minute's stroll to Swan River with so many local amenities at hand, this location, block and home presents options aplenty right in the heart of wonderful Myaree. For families seeking the chance to build their own special home, this parcel of land enables you to design and develop exactly the residence you desire, surrounded by plentiful convenient lifestyle amenities. Less than five minutes to Booragoon Shopping Centre, with proximity to arterial roads, public transport and Fremantle a mere ten minutes away, you will be spoilt for choice with dining options, cafes, bars and a vibrant arts scene right on your doorstep. The older style home provides the potential to renovate and features three generous-sized bedrooms, one-bathroom, and a separate living area adjoining a huge country-size kitchen offering plenty of bench space, cupboards and a pantry. With a generous-sized exterior of the property, you are only limited by your imagination here. With the opportunity to develop or extend, this land is the ultimate blank canvas, ready for your plans to create your perfect home on a quiet tree-lined street, just moments from the river. For investors, this is also a wise opportunity, with the current home still offering significant upside potential, with rental income currently yielding approximately \$450-500 a week with some minor improvement works to the property. Earn now while the market is strong and develop later when the time is right. Either way, this is a unique opportunity not to be missed! Whether you are a family happy to renovate, seeking the potential to build your dream home or an astute investor who knows an opportunity when they see one, this substantial slice of premium land in desirable Myaree is a rarity not to be missed! Key Features Include: ● Solid brick and tile home on huge block • Three bedrooms, main bedroom with built in cabinetry, ceiling fan • Living area with gas heater, split system a/c, stylish timber-look flooring • Huge country-style kitchen with ample cupboards, pantry, ceiling fan • Original Jarrah flooring plus new timber-style flooring • Bathroom with bath • Large laundry with double sink with separate toilet • Outdoor paved, undercover area • Mature garden areas, huge exterior • Split system air conditioning • Security screens Location (approx. distances): Herb Napthally Reserve 70mMel Maria Primary School? 400mGood Grocer IGA?? 650mBooragoon Primary School 21.1kmTompkins Park/Swan River 21.6kmMelville Senior High School 2.2kmBooragoon Shopping Centre 2.3kmPiney Lakes Reserve 2 23.2kmWireless Hill Park?? 4.0kmPoint Walter Golf Course 2 5.4kmFremantle??? 6.7kmProperty Details:Council Rates: \$1,656.32 p.a.Water Rates: \$1,038.68 p.a.Land Size: 754m2For expressions of interest, please contact Agnes Lee at agneslee@maxirealty.com.au or call 0403 65 364.Be quick to view this property. Please do not walk on the property without supervision. To book a viewing on this property, please contact Agnes Lee on 0403 965 364 or email agneslee@maxirealty.com.au HOW TO APPLY: Please click on the link to apply online should you interested in the property. https://2apply.com.au/agency/maxirealty *Please be aware and you must first view the property with one of our representatives prior to applying*We DO NOT accept 1FORM online applications. HOW TO BOOK AN INSPECTION FOR THIS PROPERTY: If you would like to book an inspection for this property then simply scroll down past the description and click the 'Book an Inspection Time' button and select from one of the available times. Please register your details to be invited to the next home viewing. Please be advised if you do not register your details for the home viewing, we are unable to notify you of any changes to the times or any cancellations. If there are no Registered attendees, please note the scheduled home open will be cancelled.DISCLAIMER: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. Prospective tenants must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. The applicant/s acknowledge that in applying for the property they are accepting the premises in the condition in which they viewed the home. The particulars contained are not intended to form part of any contract. The material available is general information only and is subject to change without notice. The information held within this advertising should not be relied on as a substitute for legal, financial, real-estate or other expert advice. Maxi Realty disclaims all liability, responsibility and negligence for direct and indirect loss or damage suffered by any person arising

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