

# 3B Bolas Court, Myaree, WA 6154

## House For Sale

Wednesday, 12 June 2024



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 Naphthally 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 Naphthally Reserve 70m Mel Maria Primary School 400m Good Grocer IGA 650m Booragoon Primary School 1.1km Tompkins Park/Swan River 1.6km Melville Senior High School 2.2km Booragoon Shopping Centre 2.3km Piney Lakes Reserve 3.2km Wireless Hill Park 4.0km Point Walter Golf Course 5.4km Fremantle 6.7km Property Details: Council Rates: \$1,656.32 p.a. Water Rates: \$1,038.68 p.a. Land Size: 754m<sup>2</sup> For expressions of interest, please contact Agnes Lee at [agneslee@maxirealty.com.au](mailto: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](mailto: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. 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