

# 4 Fairlawn Gardens, Heathridge, WA 6027

## House For Sale

Thursday, 30 November 2023

4 Fairlawn Gardens, Heathridge, WA 6027

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 765 m2

Type: House



Dee and Xavier Peacock

0438606997

## OFFERS

A Fantastic opportunity awaits with this stylishly renovated home set on a spacious 765 sqm block located in the R60 zoning of the Joondalup Housing Opportunity Area, where higher density living choices are focused around the Edgewater train station. The first viewing will be on Sunday 3rd December at 1 pm. MORE PHOTOS COMING SOON! The elevated position of this 3 bedroom 1 bathroom home provides a variety of options for the savvy Buyer.

- Retain the existing appealing home and extend to create your dream property
- Retain the existing home and potentially develop 1 dwelling at the front and one at the rear
- Remove the existing home and potentially develop multiple dwellings
- Potential Multiple level dwellings (All subject to approval by the relevant Authorities)

The 3 bedroom 1 bathroom home has a family friendly floor plan with two spacious living areas, a new light filled kitchen with new appliances and generous cupboard space and meals area. The three bedrooms offer opportunities for individual bedroom design and the neutral colours throughout creates an appealing light and bright ambience. A generous side entrance leads to the side patio and generous lawn covered back yard. Less than 150 metres to the Edgewater train station and positioned in a quiet culdesac, it is a popular location providing easy access to the train and the Freeway. Whether you are searching for a home to move into, an investor or a developer, this property is ready to occupy and reap the rewards it has on offer. The property is part of the City of Joondalup Housing Opportunity Area 7-R20/R60 which is recommended for properties within 400m walkable catchment of Edgewater Station and is proposed suitable for Higher Residential Densities. Contact Dee to discuss your interest in this property.

<https://www.joondalup.wa.gov.au/wp-content/uploads/2018/06/Local-Housing-Strategy.pdf>

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