

**432 Great Eastern Highway, Woodbridge, WA 6056**



**House For Sale**

Friday, 3 November 2023

432 Great Eastern Highway, Woodbridge, WA 6056

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1012 m2**

**Type: House**



Paul Short

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## Select Date Sale: Price Guide \$700,000's

Boasting exciting possibilities this delightful four bedroom, two bathroom plus sleepout 1950's character residence is nestled on a 1012sqm block with additional laneway access to the rear of the property providing an excellent opportunity to retain the home "as is" and subdivide the back of the block. Built in 1958, the solid brick and tile home has retained many of its original vintage features including but not limited to high ceilings with ornate cornices, highly polished jarrah floorboards, an open fireplace with a solid timber mantelpiece and a built in bookshelf in the large separate front lounge room, plus straight out of "Happy Days", an amazing vintage kitchen with pastel blue tiled splashbacks and bold coloured laminate benchtops and buffet cabinetry. This wonderful 1012sqm property with spacious house and large back garden is not only absolutely perfect for a large or growing family, but being zoned R20/R50 will also appeal to an extended family who can subdivide and build an additional dwelling on the rear block for parents or relatives to live in. The property will also be of interest to investors who can secure a rental income from the existing home whilst developing the rear block. \*NB: There is a possibility that the back block could be divided into 2 lots, however this would be subject to an application to Department of Planning for approval consideration. \*Multi residential development might also be possible however this would require a DAP process.\* (Buyers should do their due diligence by contacting the City of Swan to discuss development potential). The property is ideally located backing onto the Guildford Grammar School and Sports Grounds, close to public transport, within walking distance to the Swan River, close to all amenities, shops, Midland Gate Shopping Centre, Restaurants, Pubs and Cafes. Property Features: -1958 Character Home on 1012sqm block. -High ceilings & polished jarrah floors. -Two reverse cycle air conditioners. -Undercover secure parking for three cars. -Brick workshop with laneway access. -Additional laneway access to rear of property. -Backs onto Guildford Grammar School. -Subdivision options.