

**44 Glenworth Drive, Wellard, WA 6170**

ACTON **belle**  
PROPERTY

**Sold Residential Land**

Friday, 27 October 2023

44 Glenworth Drive, Wellard, WA 6170

Area: 370 m2

Type: Residential Land



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## Contact agent

Discover a semi-rural paradise just 30 minutes from the city. Nestled between the beach and the lush Serpentine National Park, this prime corner block in Wellard offers a blend of tranquility and convenience. Investment Opportunities: Zoned R60, this last corner block offers varied development potentials for investors and homeowners alike: 3 Separate options. 1. Dual-Key Development: • Given its zoning and corner location, it's perfectly suited for a dual-key development under one roof. This approach yields significant savings on build and maintenance costs and optimises land utilisation compared to constructing a separate granny flat. • Owners can enjoy living in the main house with park views while subsidising their mortgage with a rental property that has separate access. Alternatively, the separate unit may be used as a granny flat for elderly parents or adult children. • DA and dual key plans available on request. • Approx. Rental Valuation House with granny flat: \$550pw (House 3x2x2) + \$250pw (granny flat 1x1x1) 2. Subdivision Potential: • Create two separate survey strata blocks. • Build on one and rent the other, or maximise returns by renting both. • Approx. Rental Valuation (Subdivision 3x2x2): \$500pw each 3. Apartment Development: • Explore the potential for a small strata development, accommodating 4-5 spacious apartments across three levels. Location Highlights: Situated in the Living Edge estate, opposite a scenic park, this location boasts: • Proximity to schools, shops, and natural environs. • A small, close-knit community of only 200 lots amidst quiet, natural surrounds. • Easy access to the adventure park and bush walk trails, perfect for families. Wellard is part of Perth's southern corridor expansion and is highly regarded as a growth area, very popular with families and professionals. Awards and Recognition: The now fully developed Living Edge estate, surrounded by 20 hectares of bushland, was a finalist in the Residential Development and Environmental Excellence categories at the 2020 Urban Development Institute of Australia Awards for Excellence. Nearby Amenities: • Shopping & Recreation: 4.8km to Kwinana Town Centre and 6km to Kwinana Golf Course. • Transport: 911m to the freeway entrance at Mortimer Road and an 8-minute drive to Kwinana Train Station. • Nature: 10km to Rockingham Beach and 18km to Serpentine Falls. Schools & Childcare: • The Kings College (2.25km) • Bertram Primary School (2.45km) • Gilmore College (4.83km) • Jellybeans Childcare Wellard (1.4km) Seize this unique opportunity to make a smart investment in a location where nature meets convenience, and tranquility meets accessibility. DISCLAIMER: Whilst every care has been taken with the preparation of the particulars 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.