

**44 Lena Crescent, Beechboro, WA 6063**



**Sold House**

Friday, 29 March 2024

44 Lena Crescent, Beechboro, WA 6063

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 745 m2**

**Type: House**



David Mattock

## Contact agent

At first glance you might think this is a bit ambitious for a small 3 bedroom home in Beechboro. However, there is more to this property than meets the eye. Firstly, the 745sqm block is situated on a corner and offers potential for prospective buyers to develop the property further. With a zoning of R20/35, a subdivision of a street front block without demolishing the house is a real possibility. Secondly, if you choose to keep the block as is, you have a massive 9m x 6m shed which has a 3m height clearance. This makes the property ideal for a tradie. There is also room to park a large boat or caravan alongside the shed. There is also a generous sized games room which is lined and air conditioned. There is a huge covered patio area which includes a single carport behind a roller door. The house is small but it has been renovated and there is nothing to be done inside. Bathroom and kitchen are both 2020's design with appliances not needing consideration for several years. This property will tick many boxes for multiple types of buyers: First homebuyers – just above the median price for metropolitan Perth but plenty of scope to add further value whilst having a nice comfy home to live in. Retirees – these days, it's almost impossible to find a property in the metro area to park that caravan (unless you want to spend \$1m plus!). Here, you could get a caravan and a boat on the property whilst still have enough parking for 2 cars. Tradies – A fantastic shed with ample clearance behind a lockable security fence. What else do you need? Investors – Perth's vacancy rate is almost zero so no problems in renting the house out. The current owners have rented the property for several years and set the property up so that they could access and use the shed without disturbing the tenants. So, if you're a local investor in need of a shed, this is a good option. Developers – this is not a gold mine but it should be a relatively straight forward subdivision into two lots. There is potential for a triplex development but you may have to modify or demolish the house to achieve that. Of course, anyone considering developing this property should make enquiries with the City of Swan (08 9267 9267) or their preferred Town Planning Consultant. Like most properties around, this one is not expected to last long – if you want to arrange a viewing, contact by phone is advised: David Mattock 0414 477674