

**45 Bendix Way, Girrawheen, WA 6064**

Initiative

**House For Sale**

Tuesday, 9 January 2024

45 Bendix Way, Girrawheen, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 688 m2**

**Type: House**



Alex Dabag

0861544700

**FROM 530,000**

CURRENTLY LEASED FOR 460 UNTIL 22/09/24. RENTAL APPRAISAL 530 PER WEEK. A residence that seamlessly combines comfort and development opportunities in the heart of Girrawheen. This generously proportioned 3-bedroom, 1-bathroom home sits on a substantial 688sqm block, offering more space than your average Girrawheen property. Key Features: Bedrooms: 3 Bathrooms: 1 Land Size: 688sqm As you step inside, you'll immediately notice the expansive layout that sets this double brick home apart. The spacious bedrooms and well-appointed living areas provide a level of comfort that exceeds expectations. The kitchen and bathroom have been thoughtfully modernized, adding contemporary flair to this classic home. Additional Features: Ducted evaporative air conditioning for year-round comfort Gas cooktop and hot water system for efficiency Dishwasher for added convenience But the true potential of 45 Bendix Way lies in its zoning - R20/40, allowing for subdivision and development. Imagine with a small modification of the house, the potential of building property at both the front and back, all while retaining the existing home is rare to find. (subject to the necessary ratifications from WAPC and the council). This property is not just a home; it's an investment in your future. Whether you're looking for a spacious residence or eyeing development opportunities, 45 Bendix Way offers the best of both worlds. Seize this rare opportunity. Contact us today to schedule a private viewing and explore the potential that awaits you at 45 Bendix Way, Girrawheen. Please note: All development plans are subject to approvals from the WAPC and the council and sizes on the diagram are estimates.