

47 Gerald Street, Spearwood, WA 6163

REALTY PLUS

House For Sale

Tuesday, 21 May 2024

47 Gerald Street, Spearwood, WA 6163

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 805 m2

Type: House



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From \$799,000

Welcome to an outstanding investment opportunity at 47 Gerald Street, Spearwood. This property, sitting on a generous 805 sqm block with a Subdividable R40 zoning, offers remarkable potential for subdivision and development. Whether you are an investor, developer, or family looking for a spacious home in a prime location, this property will surely exceed your expectations.

Property Features:- Bedrooms: 4 spacious bedrooms offering ample space for family living or rental opportunities.- Bathroom: 1 well-maintained bathroom that ensures comfort and convenience.- Living Area: A large living area perfect for relaxation and entertainment.- Kitchen and Meals Area: Separate kitchen and meals area, providing a practical layout for everyday living.- Large storage/ workshop at rear of property- Year Built: 1976 (Approx), with a solid structure that stands the test of time.

Land and Zoning Details:- Zoning: Subdividable R40 zoning (STCA), offering significant development potential.- Land Size: An expansive 805 sqm block (Approx), providing ample space for multi-dwelling subdivisions.

Location Highlights:- Park Proximity: Nestled next door to Gerald Reserve, offering plenty of green space and recreational opportunities right at your doorstep.- School Facilities: Spearwood Primary School is conveniently located just a stone's throw away, making school commutes effortless.- Shopping and Amenities: Minutes away from Phoenix Shopping Centre, ensuring all your shopping and daily needs are easily accessible.- Beaches: Proximity to Coogee's stunning beaches, perfect for the weekend and relaxation.

Development and Investment Potential: This property is primed for a multi-dwelling subdivision (STCA), making it a golden opportunity for developers and investors. The R40 zoning adds significant value, allowing for various development options to maximise your investment return. Its strategic location near schools, shopping centres, and recreational areas makes it attractive to future buyers or tenants.

Why Choose 47 Gerald Street, Spearwood:- Strategic Location: Ideal for families, investors, and developers due to its prime location and comprehensive amenities.- Future Growth: Spearwood is a rapidly growing suburb, making it a wise investment choice for the future.- Community and Lifestyle: Enjoy a vibrant community atmosphere with easy access to parks, schools, shopping, and beaches.

Don't miss out on this incredible opportunity to secure prime real estate with outstanding potential. Contact us today to arrange a viewing and take the first step towards owning this exceptional property. Invest Smart, Live Well. Make 47 Gerald Street, Spearwood, your next significant investment!