

# 5 Olding Way, Melville, WA 6156



## Sold House

Wednesday, 31 January 2024

5 Olding Way, Melville, WA 6156

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 855 m2**

**Type: House**



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## Contact agent

Welcome to 5 Olding Way, Melville! This rare property is now on the market and ready to become your next dream project. With its prime location, this property is sure to capture the attention of all budding developers, renovators, and builders. Situated on a large holding, this property offers plenty of options for you. If adopting the 5% concession rule from Clause 4.2.4 of the State Gov's Development Control Policy 2.2, this property can be subdivided into 2 lots, giving you the flexibility of developing, renovating, or building your dream home on a very generous 855sqm parcel of land. You will be surrounded by a park with lush greenery which creates an attractive and inviting streetscape. Please take note - the City of Melville has already provided verbal support for a 5% concession rule if subdividing this property. Inside the home, you will find a kitchen/meals area, a large separate lounge, three generous bedrooms, a sunroom, a bathroom with a separate WC, and laundry. The standout feature of this property is the location. With its horseshoe shape wrapping around Olding Park, Olding Way is known for its serenity, its community, and is consistently in high demand. There is no doubt, it will be the location of your fondest memories for years to come. Located in the sought-after suburb of Melville, this property offers an abundance of options. Enjoy the proximity to local schools, parks, shopping centers, and public transport options. Explore the vibrant community and discover all the amenities and attractions this area has to offer. Don't miss out on this incredibly rare opportunity. Floor plans are available upon request. Please use the email contact option for a prompt response. Guidance on price will also be provided.

- Large landholding
- Zoned R20
- 20m frontage
- Subdivision potential subject to approval
- Develop, renovate, or build new
- Prime location
- Located directly opposite parkland
- Relatively flat site
- Existing 3x1 home

This property will be sold on an 'As is where is' basis.