

**5 Wooramel Way, Nollamara, WA 6061**



**Sold House**

Thursday, 9 November 2023

5 Wooramel Way, Nollamara, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 512 m2**

**Type: House**



Jamie Peles  
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David Snell  
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**\$528,000**

3 Brilliant Reasons To Make This Yours! 1. Generous Sized Lot: Spread over a spacious 512sqm Survey Strata Lot, this property boasts an additional 79sqm common driveway, offering options galore. 2. Solid Original Home: This 1970s built 3 bedroom home features timber floors and presents a perfect canvas for your remodeling vision, allowing you to create the perfect living space tailored to your preferences. 3. Exciting Development Potential: With proposed plans available upon request for 2x 3-bedroom Villas, this property presents an enticing opportunity for a potential 2-unit site, subject to council approval (STCA), ideal for investors and developers alike. AND... NO STRATA FEES!!! The existing three-bedroom, one-bathroom home is currently vacant and ready to be lived in or leased out immediately (rental return would be in the region of \$500 per week). With the possibility of constructing up to two new dwellings (STCA), this property represents a lucrative investment in the vibrant Perth property market. Features include: \* Generous sized 512m<sup>2</sup> Survey Strata lot \* Potential 2-Unit Development site (Subject to Council Approval) \* Existing solid 3x1 with timber floors, ideal for renovation \* Property is currently vacant and ready to be leased out or lived in. Call now for more information! For further details on this property contact Jamie Peles on 0499 412 888 or David Snell on 0400 827 800 from One Agency North. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.