

54 Civic Drive, Wanneroo, WA 6065

Professionals

Sold House

Tuesday, 26 March 2024

54 Civic Drive, Wanneroo, WA 6065

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 688 m2

Type: House



Wayne Carroll
1300888038



Josh Carroll
1300888038

\$712,500

Wayne and Joshua Carroll from the Professionals are pleased to present to the market 54 Civic Drive in the sought-after suburb of Wanneroo. Discover the epitome of modern living in Wanneroo with this fully renovated 3-bedroom, 1-bathroom house, offering an unparalleled opportunity. Nestled on a generous 688m² R20/R40 block of land, it beckons with promises of versatility and potential. With subdivision approvals in place for a battle axe block at the rear, the property is primed for expansion or development. Embrace the convenience of contemporary amenities paired with the allure of future prospects. Whether seeking a comfortable family home or an astute investment, this residence delivers on both fronts, presenting a rare chance to secure a foothold in Wanneroo's thriving property market.

Option 1: Purchase this property and subdivide the rear land. With subdivision approvals already in place for a 220m² block of land at the rear with a 94m² driveway down the right-hand side of the property. Take advantage of this investment opportunity and continue with the subdivision and sell off the rear block of land. With a new Colourbond fence already in place and a cleared area this vacant land is ready to get titles and services put in. Possibly even keep a hold of this land and construct an investment property to lease out, the opportunities are endless with this land.

Option 2: Purchase this property and maintain the 688m² of land. Looking to build a large shed? Or just want more land space well this property certainly offers this option as well. Maintain and keep the whole 688m² of land and turn this area into a haven for yourself and your tools, cars, boats etc. Lay down grass, artificial turf or even construct a playground perfect for the kids of the family. The possibilities are endless with this property.

Features:-Large and spacious front formal living room with outlook to front of property ideal for relaxing and spending time with family-Beautifully renovated kitchen with brand new appliances, induction cooktop, oven, sink, ample cupboard space and beautiful benchtop-Dining space off this kitchen-Modern and contemporary brand new main bathroom with double vanity, shower, fully tiled from floor to ceiling, brand new lighting and exhaust fan-Brand new separate WC with floor to ceiling tiles-Main bedroom with built in robe, new blinds and lighting-Bedrooms 2&3 with new blinds and lighting-Brand new Laundry off the kitchen with new appliances, ample cupboard space, access to rear yard, extra linen cupboard and sink with benchtop-Paved rear yard with small patio-Subdivision approval already in place-Freshly painted throughout-New lights throughout-Brand new artificial turf at front of property-Evaporative air-conditioning system-Alarm system + CCTV cameras-New limestone retaining at front of property with private gate-New wooden look flooring throughout property-Zoned R20/R40-Magnificent, elevated outlook from property-Fully restored roof with painted roof tiles-Bosch hot water unit recently serviced-All brand new doors throughout

Discover Wanneroo, a vibrant suburb offering the perfect blend of tranquility and convenience. With lush parks, fantastic schools, and bustling shopping precincts, it's the epitome of suburban living. Enjoy easy access to pristine beaches and a thriving local culture. Embrace the Wanneroo lifestyle - where community and comfort meet.

Land size: 688m² Zoning: R20/R40 Internal area: 95m² Year built: 1973 Please contact the team now for more information!