

**55 Colne way, Girrawheen, WA 6064**

Initiative

**Block Of Units For Sale**

Wednesday, 17 April 2024

55 Colne way, Girrawheen, WA 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 692 m2**

**Type: Block Of Units**



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## **EOI-Incredible rental investment.**

Nestled in the heart of a tranquil looped street, this charming 3-bedroom, 1-bathroom residence presents an incredible chance for first-home buyers or savvy investors. Boasting a spacious 692sqm block, this property is not just a home, but a gateway to a myriad of possibilities within the vibrant zoning and redevelopment precinct. Here are some key features and benefits awaiting you:

**Development Potential:** Currently zoned R20/40, this property offers the exciting prospect of a potential triplex site on its generous 692sqm block (STCA). Imagine the possibilities for future growth and investment! You can also keep the existing and build at the back without disrupting the front house at all.

**Open Plan Living:** Step inside to discover a delightful open-plan layout adorned with stunning original jarrah flooring and stylish tall skirting boards throughout. The ducted Reverse Cycle Mitsubishi Electric Inverter ensures year-round comfort, heating, and easy cooling of the entire house.

**Light-Filled Spaces:** Enjoy the warmth of natural light streaming through the large north-facing windows, infusing the home with vitality and brightness. The generous three bedrooms are thoughtfully designed with large windows to capture every ray of sunshine.

**Expansive Backyard:** Retreat to the huge, securely fenced backyard - a haven for pets and outdoor enthusiasts alike. With ample space for relaxation, recreation, or even future development, this flat block promises convenience and potential savings on-site costs.

**Fantastic Location:** Convenience is at your doorstep, with shops, and esteemed schools like Mercy College, John Septimus Roe, and Emmanuel, all within easy reach. Plus, indulge in the best of Perth living with the beach just under 15 minutes away, and the city, Swan Valley, Leederville, Mt. Lawley, and Joondalup all within a short 20-minute drive.

**Rent or Develop:** With the high demand for rentals in the area, seize the opportunity to generate income now and explore development prospects later. This property offers the flexibility to adapt to your evolving needs and aspirations. Currently rental appraisal is 570 to 580 per week. Don't miss out on this rare gem - whether you're a first-home buyer eager to embark on your homeownership journey or an astute investor seeking growth and potential, 55 Clone Way presents an unmissable opportunity. Schedule your inspection today and turn your property dreams into reality!

**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 inquiries.