

# 6 Myrtle Street, Willetton, WA 6155



## Sold House

Saturday, 23 December 2023

6 Myrtle Street, Willetton, WA 6155

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 683 m2

Type: House



Roy Li

0861164511

**\$990,000**

Don't miss out on the opportunity to make this house your home. (All offers presented by 18th November 2023 - Unless sold prior) Get ready for the blue chips ; Get ready to be blown away by this superbly family home on a full block with large living areas, modern lifestyle, and great for living and investment . It is strategically located within walking distance to Rossmoyne Senior High School, Willetton Primary School, Southlands Boulevard Shopping Centre, parks, ovals, sports centres, restaurants, Willetton Library and more..... You will have everything at your fingertips. Such a rare opportunity! As you step through the home, prepare to be captivated by the embracing atmosphere you will feel. The spacious front lounge room is very welcoming through the door. just a few of the exciting features. There is also a well-sized formal dining area which could be easily utilised as an activity room or study, allowing its occupants a flexible floorplan. Perfectly located large family home is ready for a lick of paint and you won't recognise it. It will take almost nothing to tizzy this up and you will have a lovely family home while the kids go through school. When you have finished you can subdivide the block to pay for their Uni fees. We can even help with contacts for any little jobs you want to do. The home itself was built in 1986 and is well loved but is ready for some cosmetic renovation and features 4 good sized bedrooms, 2 bathrooms, formal and informal living and a perfectly serviceable kitchen with wall air con and a fenced and functional below ground pool. This R40 zoned 683 sqm property is being sold at market value making the home essentially free. Rossmoyne High Zone. With potential to subdivide or move in and divide later when the kids have left school, or just keep it as a prime blue ribbon investment with this is a great opportunity with prices skyrocketing for months, and continuing to surge. If planning to develop you have a current tenant providing a holding income until the work begins, this stunning location just walking distance from Rossmoyne High and Willetton Primary is a great opportunity for you to set your family up for the future in booming market. Features: \* Rossmoyne Senior High Zone & Willetton Primary Zone ; \* Green titled block \* Double brick \* Large frontage and block size \* Built 1986 \* 4 spacious bedrooms \* Formal living area \* Well-sized dine area \* Swimming pool \* Walking distance to the parks and schools \* R40 ( potentially subdivided with 3 lots ) \* Current leased with 580p/w until 23 Dec 2023 \* Rental appraisal will be \$850 P/W in current market \* 683 SQM \* Close to the café ; shopping centre ; bus stops and all amenities The property will be SOLD as is .Please contact ROY LI on 0415007588 or 61164511 for booking a private viewing or any further queries ...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.