

**62 Waverley Street, Dianella, WA 6059**



**Sold House**

Friday, 1 September 2023

62 Waverley Street, Dianella, WA 6059

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Contact agent

Perfectly positioned in the heart of this thriving family friendly suburb, only a stone's throw from a host of local amenities, 62 Waverley Street presents a rare opportunity simply too good to miss! Currently returning a combined \$41,568 per annum rent from long term tenants who are happy to stay on if possible, each duplex half comprises of 2 bedrooms, 1 bathroom, separate kitchen, open plan living/meals area, carport plus a generous lawned backyard. Ready and waiting for your personal touch, with a simple cosmetic renovation, the two duplex halves could easily be bought forward into the modern era. Alternatively, take advantage of the mammoth 830sqm of land, wide 20.12m frontage and R25 zoning with 2 side by side, brand new street front homes. Ideally located directly adjacent to leafy Waverley Pola Reserve, with the Dianella Plaza Shopping Centre directly opposite, schools, the city bound bus stop and local medical centre all just around the corner, and the ever-popular Nogi Lane cafe only a short stroll, don't delay and invest in your future today! PLEASE NOTE: 1) BOTH DUPLEX HALVES ARE TO BE SOLD TOGETHER AS ONE PARCEL 2) THE PROPERTY IS TO BE SOLD ON AN "AS IS-WHERE IS" BASIS 3) ALL AREAS & DIMENSIONS PROVIDED ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY 4) ALL DEVELOPMENT IS SUBJECT TO COUNCIL & WAPC APPROVAL For further details, please contact Philip Dikolli on 0405 760 688 or email [philip@passmore.com.au](mailto:philip@passmore.com.au) \*\*\*Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into any Contract of Sale\*\*\*