

65 Marloo Road, Westminster, WA 6061

Sold House

Wednesday, 11 October 2023

THE AGENCY

65 Marloo Road, Westminster, WA 6061

Bedrooms: 3

Bathrooms: 1

Area: 809 m2

Type: House



Adam Naumovski

0424364326

\$570,000

Adam Naumovski presents...65 Marloo Road, Westminster***HOME OPENS THIS WEEK**Saturday 30th September 10:40 - 11:10am Sunday 1st October 10:40 - 11:10am

In the heart of Westminster lies a developer's dream: 65 Marloo Road. This expansive 809sqm block, zoned r40, is a canvas ripe for transformation, presenting a golden opportunity for those with a vision for the future. The sheer size of this block is its crowning jewel. With the potential to carve out three modern homes, developers are presented with a chance to craft a residential haven in a prime location. The r40 zoning not only amplifies the development possibilities but also underscores the value of this prime piece of real estate. Whether you're envisioning a trio of luxurious townhouses or a set of contemporary units, the potential is vast and varied. Location is paramount in real estate, and 65 Marloo Road doesn't disappoint. Situated just a stone's throw away from the nearest bus stop, and within walking distance to the local IGA and Westminster primary school, future residents will revel in the convenience. And for those seeking a bit more excitement, the bustling Karrinyup Shopping Centre, laden with shops, cafes, bars, and entertainment options, is a mere short drive away. While the block's development potential is its standout feature, the existing 2-bedroom, 1-bathroom home cannot be overlooked. Boasting original wood floorboards and an open plan design, it offers a neat and tidy interim rental solution. This allows for a steady income stream while subdivision plans are set into motion, ensuring the property remains a fruitful investment from day one. 65 Marloo Road is not just a block; it's a blueprint for success in the real estate development world. Don't let this unparalleled opportunity slip through your fingers. Dive into the future of Westminster development today!

Some fantastic features include:

- Prime 809sqm block in Westminster, WA 6061.
- R40 zoning, amplifying development potential.
- Opportunity to build up to three modern homes.
- Prime location with proximity to amenities and transport.
- Existing 2-bedroom home for interim rental income.
- Original wood floorboards in the current residence.
- Short drive to vibrant Karrinyup Shopping Centre.
- Walking distance to local IGA and Westminster primary school.
- Ideal for developers with a vision for growth.
- A blueprint for success in real estate development.

DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326

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