

67 Helm Street, Maddington, WA 6109

CENTURY 21

Sold House

Saturday, 28 October 2023

67 Helm Street, Maddington, WA 6109

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 726 m2

Type: House



Danny Sharrett
0421088467

\$420,000

If you've clicked on this ad, chances are you've seen the first few photos and you're wondering if there's any more. To cut a long story short, there's not. And why is that you ask? Well, to be frank, this one is not for the faint hearted. But before you click off this listing, please spend a few minutes to read through and digest all the facts in the description before forming an opinion on whether there is a good opportunity here for potential development and/or renovation before you move on.

THE KEY DETAILS 726sqm block zoned R20/30. Great side access with plenty of space in the backyard. There's a 3-bedroom, 1-bathroom building. It's brick and tile. and well that's pretty much it, we'll elaborate more later. There's potential to retain the home and build at the back (STCA) It's walking distance to Maddington Village It's 600m from East Maddington Primary, so you can walk there too! It's an easy stroll to Maddington Skate Park. Now let us elaborate further. This one will be sold as-is and here's why. The current home is basically a brick and tile shell. The upside of this, it's pretty much stripped and ready for renovation. Skip bins? You won't need very many as there's not a lot more to pull out. The downside, it's not liveable in its current state, so if you're looking for something to live in whilst you renovate or to rent out whilst you go through the process of applying for subdivision, this one is not gonna be your "knight in shining armour". Because there are no photos of the inside, we'll be upfront and let you know that from what we have noted, there is no hot water system, no stove or oven, there's no vanity and the taps are nowhere to be seen. Light switches are missing, power points have all vanished, some floor coverings have been pulled up and the window treatments have left the building. There's some cosmetic work required of the walls which is why we've spared our sellers the expense of internal photos for this campaign and opted to sell as-is. But if you're up for a challenge and can see the potential to reap the reward, then don't wait! Explore the potential and let your creativity run wild with this raw opportunity. Make the call today and let's discuss the endless potential this property holds. For more information and inspection times contact: Agent: Danny Sharrett Mobile: 0421 088 467

PROPERTY INFORMATION Council Rates: \$405.00 per qtr Water Rates: \$273.94 per qtr Block Size: 726sqm Zoning: R20/30 Build Year: 1974 Dwelling Type: House/Potential Development Floor Plan: Not Available

STCA - Subject to Council Approval

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