

**7 Orleans Street, Spearwood, WA 6163**



**Other For Sale**

Saturday, 9 December 2023

7 Orleans Street, Spearwood, WA 6163

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Other**



Jennifer Noye  
0499060034



Lucinda Abel  
0488409989

## Contact Agent

Welcome to your next investment opportunity! Nestled in the heart of Spearwood, this 3 bedroom, 1 bathroom home on a generous 700sqm block with R40 zoning is a developer's dream. Key Features: Location: Situated in the sought-after suburb of Spearwood, enjoy the convenience of local amenities, schools, and parks, all within easy reach. Development Potential: With R40 zoning, this property opens doors to various development possibilities. Explore the potential for multiple dwellings or a new project to maximize your investment. Spacious Block: The expansive 700sqm block provides ample space for creative development while ensuring a comfortable and private living environment. Property Highlights: Three Bedrooms: Comfortable and well-appointed bedrooms offer space for the entire family. Functional Layout: The home boasts a practical layout, providing a seamless flow between living, dining, and outdoor spaces. Investor's Delight: Whether you're a seasoned investor or a first-time buyer looking to capitalise on future growth, this property presents an exciting opportunity. Local Amenities: Education: Proximity to reputable schools makes this an ideal location for families. Recreation: Enjoy nearby parks, shopping centres, and recreational facilities for a balanced lifestyle. Don't miss out on the chance to secure your slice of Spearwood's potential growth. Contact us today to arrange a viewing and explore the endless possibilities this property has to offer. Disclaimer: All development plans are subject to WAPC approval and the property is sold "as is". Built: 1977\*Block Size: 700sqm\*Water Rates: \$1,040 pa\*Council Rates: \$1,800 pa\*\*Approximate