

71 Empire Avenue, City Beach, WA 6015

EDISON **McGRATH**

House For Sale

Friday, 3 May 2024

71 Empire Avenue, City Beach, WA 6015

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 905 m2

Type: House



Christopher Dee
0413122499

OFFERS CLOSING 21 MAY

OFFERS CLOSING 21 MAY AT 5PM (UNLESS SOLD PRIOR) This immaculate 1960's home set on a large 905 sq metre landholding represents a fantastic entry level opportunity into this privileged coastal suburb. Build your dream house on this near level block with superb 29.17 metre frontage and North facing orientation. Or, you could choose to renovate the existing well maintained home which has two bedrooms, main bathroom, three living areas and a very functional kitchen. The home provides great opportunity to receive an income stream whilst considering your options. There is a tandem carport with roller door plus a brick store room to the rear. The home is set back from the road and is surrounded by established gardens. This brilliant coastal location has so many conveniences close by. The bus service is just metres away from your front door, the lush reserves of Tilton Park and Beecroft Park are minutes away, whilst the Empire Village Shops, Wembley Golf Course, local tennis club and Bold Park Aquatic are all nearby, plus the beach is just a lovely stroll away at the end of the road. Positioned in the catchment zones for the popular Kapinara Primary School and Churchlands Senior High, and the highly regarded Holy Spirit Primary, Newman College and Hale are a short drive away. Don't hesitate...this magnificent opportunity will not last! *THIS PROPERTY IS BEING SOLD ON AN AS IS BASIS*