

76 Casserley Avenue, Girrawheen, WA 6064



Sold House

Saturday, 28 October 2023

76 Casserley Avenue, Girrawheen, WA 6064

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 693 m2

Type: House



Michael Edwards

0863192888

\$500,000

1ST TIME OFFERED! Investor Alert! Outstanding Opportunity Currently Tenanted Home on a Big Block Do not miss the opportunity to secure this home situated in an elevated position within short commute to everything the locality has to offer - this home is priced to sell today! Not only great for investors & developers this is also a real opportunity for couples and young families to secure a comfortable home to live in and add value at their leisure whether it be by adding/extending to the original house (plenty of room in the backyard), simply painting the internal rooms with some en-vogue colour schemes and providing some of your own flair to the large garden spaces with a bit of creative landscaping or perhaps you are the home handyman/renovator type looking to improve the front home with a view to subdividing and building down the track. A backyard with heaps of room for the kids to play cricket or kick a footy! The Residence Features: • 3 or 4 decent sized bedrooms (brm 1 can be a games room) • Formal lounge/living room • Combined kitchen/dining Area - with a modernised & functional kitchen • Shower & bath facilities - great for the little ones • Undercover rear outdoor patio - an extra undercover area for the kids to entertain themselves • Ducted aircon • Solid hardwood floors • Instantaneous gas hot water system The Property: • Large 693 sqm of land • 18.1m frontage • 38.22m depth • Zoned R20/40 - Triplex Development Site (subject to WAPC approvals) • Sewer available & connected • U/cover carport with heaps of room to park in the driveway • Fenced and secure back yard • Garden shed Proximities: • Approx. 15/20 mins to the city • Approx. 10/15 mins to the beach • Schools • Parks & Leisure Centres • Shopping Centres This home will suit: • Investors • Builders/developers with the ability to supply a good product at an affordable price for the area • 1st Homebuyers • Couples looking to build for the future • Young families with children getting ready for both primary and/or high school • Renovators/handyman or tradies that can add value with ease • Astute buyers looking to hold and develop down the track • Current renters - buying could be the right option for you! The current zoning may allow for redevelopment (subject to relevant WAPC approvals), so whilst perhaps not something you might do straight away it could be a handy investment for yours and your family's future down the track - don't miss this one. Undoubtedly superb value to the astute buyer in a moving property market you would be crazy not to take advantage of affordable property prices now before they increase even more, this home has awesome potential without a doubt! ** Important** Please note: due to very high demand from interstate buyers & local investors/owner occupiers the address for this property is advertised herein however please do not attend the property in person unless accompanied by Michael Edwards. We ask you to please respect the current tenant's privacy at all times. (All viewings for serious buyers only is by appointment - call/text Michael Edwards directly on 0412 470 468)** Interstate investors may make offers after discussing their requirements and expectations with the agent, Michael Edwards (full names & contact details to be supplied via text initially) and any buyers agents must rely on their own enquiries and representations to their clients, thank you in advance. Call Michael Edwards (REIWA Grandmaster Salesperson) today on 0412 470 468 of the EMG X Beyond Excellence Team for further information.