

# 8 Victoria Parade, Midvale, WA 6056

## Sold House

Monday, 19 February 2024



8 Victoria Parade, Midvale, WA 6056

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 847 m2**

**Type: House**



Jassi Malik

0423596948

**\$530,000**

Jassi Malik from Jas & Co. Property Group is thrilled to present 8 Victoria Parade, Midvale, to the market. An opportunity to acquire a property of this caliber in one of Midvale's most prestigious addresses is a rare find. Perfectly situated between Great Eastern Highway and Morrison Road, with easy access to Roe Highway, this home is ready for the astute buyer looking to secure their future here. This 4-bedroom (3 bedroom + lounge/4th bedroom), 1-bathroom home is sure to leave a lasting impression. The interior, renovated in late 2018/early 2019, showcases a tasteful blend of quality flooring, a renovated kitchen, and bathroom, along with LED lights. Conveniently located within walking distance of all that Midvale has to offer, this residence is nestled on a substantial 847sqm R40-zoned block and is truly worth exploring. It provides an ideal canvas for investors, first-time homebuyers, or growing families eager to infuse their own style and transform this property into their new dream home or a future development project. With 847 square meters (Approx.) of green title land, the options are: 1) Invest and watch your portfolio grow! This home is already rented at \$425/week, and you can observe the value of land in Midvale rise. 2) Make this your own family home and move in (please note: the property is currently on lease, and necessary notice is required to be given to the current tenants to vacate the property). 3) Demolish and build your dream home! With access to all amenities and proximity to major roads/highways, why would you want to be anywhere else? With such a blank canvas and a spacious backyard, you could build a workshop, install a pool, plant fruit trees, and still have a lovely lawn area. 4) Discuss your subdivision plan with the council and explore your potential options. 5) The property next door, 6 Victoria Parade, Midvale, is also on the market for sale and presents the same 847m<sup>2</sup> (approximately) land. Purchase both properties together to have a massive 1694 square meters of land in hand. Both properties are currently tenanted at \$425/week each, providing dual income streams while you work out your future plans. Property Features: \* Renovated \* LED lights \* Four bedrooms \* 1 Bathroom \* Open car parking space for multiple cars \* Big 847m<sup>2</sup> block (approximate) \* Sleepout room \* Separate laundry Additional Information: Current Zoning - R40 Water rates - Approximately \$862/for 2022 - 2023 financial year Council rates - TBA Title Details: Lot 157 on Plan 2365, Volume 1273, Folio 332 Considerations for Subdivision: For more detailed information and to complete your due diligence regarding potential subdivision, please reach out to the Shire of Mundaring at (08) 9290 6666 or via email at [shire@mundaring.wa.gov.au](mailto:shire@mundaring.wa.gov.au). INSPECTION: To organise an inspection, or for more information, please contact: Jassi Malik on 0423 596 948 "The buyer is aware the land is Zoned R40 and has undertaken their own due diligence on any zoning pertaining to the land and neither the sellers nor sellers Agent offer any future warranty or guarantee in relation to zoning or sub division potential" Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.