

# 86 Matheson Road, Ascot, WA 6104

## Sold House

Monday, 14 August 2023



86 Matheson Road, Ascot, WA 6104

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1057 m2**

**Type: House**

**\$740,000**

Options for the Future are here for INVESTORS and OWNER OCCUPIERSThe 2 duplex homes offered on this large 1057sqm site give the opportunity to start creating your lifestyle plans now. Located in the tightly held area of the Ascot Racecourse zone, and within it's low density R10 building code PLUS being only 500 metres from the Swan River and the natural foreshore. • Here is the chance to put a self managed investment fund to work straight away, while always having the great option of building a new family home located close to the river in years to come. By looking at the brand new housing being built and developed in this serene location, this rare pocket of a suburb is becoming very impressive! • 86A and 86B Matheson Rd, Ascot are both fully self contained duplex homes with their own large private backyards and spacious parking room out the front. Built in double brick with tiled roofing, both homes require maintenance, upgrades and TLC but this financial investment has the potential to become time and renovation money being very well spent. If you're on the lookout for property that has the potential for strong rental returns, while being offered at a price close to Land Value then consider the positives right here! • 86A is 3 bedrooms in size, with a renovated bathroom at the rear. You'll find a kitchen and casual dining area plus 2 living rooms which lead to the large backyard, with a secure lock up shed - the wide side vehicle access to this shed and backyard is terrific, plus the avocado tree is now in season! • 86B is 2 bedrooms in size, with the one lounge room located at the front and a kitchen with casual dining at the rear- then go out into a backyard that is full of space, green with trees and ideal for outside entertaining. Each home has individual power, water meters, their own mailing address plus separate bin collections from the City of Belmont, so the family options of a Granny Flat, Teenager retreat or Student / FIFO accommodation are definitely here, while leasing out both of these Duplex homes can have the potential to become a positive geared investment strategy. • Ascot, with the Swan River location, easy access to the City, Optus Stadium and Crown Resort is becoming the prime suburb that now boasts fantastic new infrastructure of the Tonkin Hwy Gap project, the new Airport Link and Railway station, while being just the short drive away from historic Guildford and the wonderful vineyards of the Swan Valley. • Start exploring all these location positives now by calling Sean Posner for more details about these 2 homes on this premium sized land, and then arrange your private walk through! 04111 46430 or email [sean@propropertygroup.com.au](mailto:sean@propropertygroup.com.au)