

**9 WYCHCROSS ST,, Westminster, WA 6061**



**Sold House**

Monday, 22 January 2024

9 WYCHCROSS ST,, Westminster, WA 6061

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 819 m2**

**Type: House**



Julianna Szodorai

**\$700,000**

To Sellers and Buyers! I am absolutely delighted to extend my heartfelt congratulations to our esteemed sellers and buyers! Your unwavering trust and collaboration have made this achievement possible, and I couldn't be prouder of the outstanding results we've achieved together. Thank you for entrusting me with your real estate journey, and I look forward to continuing to serve you with the utmost dedication and professionalism. Respectfully Yours, Julianna Szodorai

Step into the extraordinary at 9 Wychcross Street, Westminster WA – an unparalleled opportunity awaits you! Nestled in the heart of Westminster, this remarkable home is not just a house; it's a canvas for your dreams and aspirations, offering an exhilarating prospect for young families or savvy developers alike. Situated majestically at the end of a tranquil cul-de-sac, this solid, brick and tiled gem, built in 1968, stands proudly on a sprawling 819-square-meter canvas that has recently received a rejuvenating touch. Boasting 3 bedrooms, 1 bathroom, a well-appointed kitchen/dining area, a separate living room, expansive laundry facilities, and a convenient WC, this home exudes potential from every corner. Step out onto the balcony overlooking the vast backyard – an open canvas awaiting your creative touch. With a lockup garage and an additional 2 tandem car bays, parking is a breeze. Safety and security reign supreme with fully fenced premises, electric window shutters, air conditioning, and so much more – making this an ideal haven for children to frolic and explore. The backyard itself beckons, promising endless outdoor adventures, gardening, or even the possibility of a luxurious pool. But here's where it gets truly extraordinary – the block's nearly perfect rectangular shape with an impressive 18.11-meter frontage and approximately 40.23-meter sides. The backyard, spanning around 500 square meters, is zoned R40, presenting an unparalleled opportunity for potential development. Two units could seamlessly grace this space without disturbing the existing home. A driveway to the backyard? Absolutely feasible. Or, consider the enticing prospect of retaining the front house and selling the backyard separately. The property, zoned R40, offers the promise of future development and investment potential. Proximity to Westminster Primary School, St Gerard's Primary School, and Dianella Secondary College ensures a top-tier educational experience. Central Stirling Gate Shopping Centre and Medical Centre, just a stone's throw away, cater to all your daily needs. With only 9 km to the CBD and easy access to the airport via Reid Highway, this location is nothing short of strategic. The current occupants are open to the option of renting back from the new owners, making this an even more enticing proposition. The vacant possession at settlement is also possible. This is not just a home; it's an opportunity of a lifetime! Don't let it slip through your fingers. Contact Julianna at Mob. 0419 854 510 now for more information and seize your chance to make this your family's new haven or your next lucrative venture.

**PROPERTY FEATURES:** 3 Bedrooms 1 Bathroom 1 WC Kitchen/Dining Living Room Laundry Corridor Porch Balcony facing backyard Roller Door Garage All Window have Roller Shutters Air-conditioner Garden Shed Fruit Trees Built: 1968 Land size: 819M<sup>2</sup> Zoned: R40 Frontage: 18.11 M Sides: 40.23 M 4 unit potential development site Side gate access to the backyard Local Government: City of Stirling Shire Rates: T.B.A. Water Rates: T.B.A.