

**10 Orpington Street, Cloverdale, WA, 6105**



**House For Sale**

Wednesday, 14 August 2024

10 Orpington Street, Cloverdale, WA, 6105

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Jay Wood  
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Jaidyn Wood  
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## Some TLC Needed

Bring your paint brushes and your design ideas.

Situated on a 713sqm block zoned R20/40 this three bedroom home has been a rental property for the last 20 years and is looking for a new Owner and some TLC.

Would make a great first home or the zoning allows for development potential so would suit an Investor or a Developer.

The Owner did have plans approved for an apartment development, the approval has since lapsed.

There is a kitchen/meals area , a lounge & a large living area that has been added on to the original home.

Outside there is a covered patio area and a good sized shed in the backyard.

Location wise, it is close to the airport, close to Belmont Forum Shopping Centre and has good access to Orrong Rd and Tonkin Hwy.

Previously rented at \$400 per week, with some dollars spent on it, anticipated rent would be \$450-\$500 per week.

Being a rental property, the home is being sold on an "As Is" basis as far as electrics & plumbing are concerned.

Make a time today to view.

Water rates \$1,025.82

Council \$1,428.27