

13 Bolas Court, Myaree, WA 6154

House For Sale

Tuesday, 14 May 2024

One.

13 Bolas Court, Myaree, WA 6154

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 749 m2

Type: House



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UNDER OFFER!

RARE OPPORTUNITY IN PRIME POSITION! Set on a sprawling 749sqm GREEN TITLE BLOCK, this solid brick home offers a myriad of options to astute buyers. Although the home offers far more space than meets the eye and is generally in very good condition, the true value here is in the land. Zoned R25, the site can be subdivided (STCA), with the option for side by side blocks or battle-axe front & rear blocks. For buyers looking to work with and modernise the dwelling, this could also be an attractive opportunity. The house itself has been extended over time to accommodate a growing family, this solid blank canvas offers new owners the opportunity to establish themselves for years to come. The home features 4 bedrooms, 1 bathroom, formal lounge, large open kitchen and adjoining dining area. There is also a separate laundry, and additional activity/sun room. With side access via the lengthy garage, the potential to further extend or modify is endless. Additional Features Include:- 749sqm Green title block- Side access- Jarrah floorboards- Split System AC- Two living areas- 4 good sized bedrooms- Applecross High School Zone- Walk to shops, public transport and parklands. This versatile blue chip property will certainly suit buyers looking to either develop & prosper, extend on a large block or investors looking to land bank in a highly desirable pocket. Contact Exclusive Listing Agents Michael Jennings & Anna Kennelly. Disclaimer: * The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance.