

**14 Henley Road, Ardross, WA, 6153**

**MONT**

**House For Sale**

Wednesday, 14 August 2024

14 Henley Road, Ardross, WA, 6153

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Peter Zambotti  
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## **A prized R20 duplex development site**

One of the few remaining duplex blocks in Ardross on the Mt Pleasant border boasting the broad, 25 metre frontage all developers seek.

The asset has been held in the same family for decades, outlining that opportunities like these are extremely rare. Secure your next project with this duplex development block, nestled only footsteps from Mt Pleasant Primary School and amongst luxury homes.

Developers take note, 1018sqm of R20 (duplex) soil, ideal for a side by side development offering a 25 metre frontage and ideal proportions offering flexibility on new home designs, both single or double storey.

The late 1950's single level home has been well maintained and will provide a strong rental return while you decide on your next move. The accommodation comprises of three bedrooms, one bathroom and a single lock up garage with extra parking space.

From this handy location, the new owners will enjoy being positioned only moments from the river's edge and within easy access to parklands, transport, conveniences and sought after local amenities.

Landbank while you plan your next development venture. Split into two lots or have one super block, the choice is yours and there is no wrong move here. Flat, duplex lots with no site works are some of the most sought after assets to acquire in this market, so don't wait until it's too late.

Note, this property is sold on an "as is where is" basis.