

**28 Manolas Way, Girrawheen, WA, 6064**

**House For Sale**

Wednesday, 14 August 2024



28 Manolas Way, Girrawheen, WA, 6064

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## INVEST YOUR MONEY FOR THE FUTURE

An enticing opportunity for the growing family seeking ample space and unparalleled convenience, this solid built 4 bedroom home blends generous proportions and thoughtfully designed layout with a vibrant neighbourhood position at the heart of it all.

Centrally located in the heart of Girrawheen, the home is located only short stroll from both Blackmore Park and Liddell Park and offers easy access to bus routes on Beach Road and vehicle access to Wanneroo Road.

Property features but not limited to:

4 bedrooms.

1 bathrooms.

Sunken Master bedroom

Great functional kitchen with gas cooktop & plenty of storage

Open plan meals and family area

2x Split system air-conditioning

Jarrah floor

Solar Panels

Large outdoor patio area

Single garage plus extra parking options

Rear access.

Huge workshop

## FACTS & FIGURES

\* Land 692 m<sup>2</sup>

\* Zoned R20/40 Development potential (duplex or triplex)

\* Built 1973

Approximate Expected Rent: \$650 per week

Built on 692sqm block the 4 bedroom home could be a new beginning for a first time buyer who is willing to give the home a little bit of love and care or the perfect location for an investor to subdivide and develop the R20/R40 zoned rectangle shaped block with 18m (approx) frontage.

For further details, please contact Magda Grek on 0406 647 779

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