

31 Fitzroy Street, Derby, WA, 6728



House For Sale

Tuesday, 3 September 2024

31 Fitzroy Street, Derby, WA, 6728

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Type: House



Peter Burns

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Unleash the Potential!

Discover an incredible opportunity with this expansive property, boasting a generous land holding of 40,700 m². Under the Shire's development guideline structure plan, this lot offers the exciting possibility to be subdivided into 33 individual residential lots and 33 group dwelling lots. (STSA)

The property currently features a beautifully established 4-bedroom, 2-bathroom home, showcasing elegant timber flooring throughout. Designed with modern living in mind, the home includes bright, contemporary features and split air conditioning for year-round comfort. Enjoy multiple outdoor zones that offer tranquility and the perfect setting for relaxation or entertaining, all centered around a stunning below-ground pool.

Additionally, the property includes a completely private 2-bedroom, 1-bathroom self-contained apartment, separate from the main dwelling. This apartment offers flexibility as an income-generating rental, a parent's retreat, or a guest house. The established homestead and 2 Bedroom apartment, which could be subdivided off and either retained or sold, holds a conservative estimated value of \$650,000.

Whether you choose to develop, retain the existing structures, or simply enjoy the semi-rural lifestyle close to town, this property offers endless possibilities. Don't miss out on this one.

Call now, Pete Burns 0407911696 - Hutchinson Real Estate.