

**36 McKenzie Way, Embleton, WA, 6062**



**House For Sale**

Wednesday, 14 August 2024

36 McKenzie Way, Embleton, WA, 6062

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## DUPLEX BLOCK IN A1 LOCATION

Opposite McKenzie reserve sits this DUPLEX SIZE 728SQM Block, boasting an original 3 bed 60's home with additional large rear games room and a generous sized side garage.

Choices are many with this property:

1. Renovate the front home, take down the extensions, so you can build another home at the rear, or just sell off the back block.
2. Demolish the house and build two brand new stunning homes overlooking the park.
3. Rent the house out while you watch this large block in a fantastic location grow in value.
4. Build your dream home on this 728sqm large block.

This is an investors dream, opposite beautiful McKenzie Reserve in one of the best spots in Embleton in a whisper quiet spot, yet a a stones throw from the Morley Galleria shopping centre.

Features:

- High ceilings and Jarrah floorboards ready to polish
- Fujitsu inverter ducted refrigerated Aircon
- automatic roller door with access from garage to rear games room
- Front fence
- Colourbond gutters and terracotta roof tiles
- Front roller shutters
- Electric solar panels
- Gas cooker and Gas storage hot water system
- Extra walk in robe off the second bedroom
- separate 4x4 m rear workshop
- Large rear patio

So close to public transport only 8 km from the CBD

Walk to Embleton Primary School or John Forrest College

Down the road from Chisholm College

15 minutes from Perth Airports

So close to Beaufort Street with cafes, restaurants and shops.

Call Aaron today on 0417931604 if you have any questions or wish to inspect "don't delay this one is a ripper"