

37 Merrifield Avenue, Kelmscott, WA 6111

Raine&Horne.

House For Sale

Tuesday, 2 July 2024

37 Merrifield Avenue, Kelmscott, WA 6111

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 1821 m2

Type: House



Will Trainer

0893518871

FROM \$1,200,000

This one really does tick all the boxes and presents incredible value for money along with the opportunity for subdivision if you so choose. This is not just any home on a "fairly large" block; it's a BIG spacious family home on a HUGE block of land with TWO STREET FRONTAGES and it has the potential to build 5 units and retain the main home. This is all on a large 1821m² block already zoned R15/40. This is an extraordinary opportunity for anyone with an eye for value and wants to live a lifestyle while planning for their future on a large block of land. THIS IS WHAT THE HOME PROVIDES!!

- Street Frontage from Merrifield.
- 5 X large double bedrooms all with robes.
- 5 X split system air conditioning.
- 2 X large bathrooms.
- 2 X toilets.
- Office
- Formal entrance.
- Formal lounge.
- Huge enclosed games room.
- Rumpus Room
- Spacious open-plan meals and living area.
- Chef's kitchen with ample bench tops, storage & cupboards space.
- A large laundry area with linen storage.
- Large Outdoor entertainment & patio area.
- Double Garage along with rear access.
- Roller Shutters.
- Recently painted throughout. THIS IS WHAT'S OUT THE BACK!!
- Fully fenced rear access with gates.
- Easy access to a large WORKSHOP. (idea for a tradie)
- Fully fenced rear access with gates.
- Plenty of room to park all your toys, boats, caravan Trailers
- Rear access to potential build 5 units. (subject to approval from the relevant authorities!)
- B/G POOL has been decommissioned. The home is on a large 1821m² block of land and offers serious space for a large or extended family and when the time comes to subdivide, The positioning of the home allows for subdivision without knocking down the existing home. With the housing shortage and prices looking only to increase, This could be a way to help the kids down the track get into a housing market in the future.??? With brand-new 3 x 2 villas are renting from \$600 pw and selling for around \$500,000-\$575,000 depending on their final specification. Regarding subdivisions and the number of units that could be potentially built on this property, it is highly recommended and advised that you seek professional independent advice to clarify any subdivision potential that this property may offer. If you want to talk to the experts regarding Subdivisions, Here are two local offices that provide expert advice.

Harley Dykstra Planning - 15/2 Hensbrook Loop, Forrestdale WA 6112 --- Phone 08 9495 1947
The city of Armadale 7 Orchard Avenue Armadale, Western Australia 6112 --- Phone 08 9394 5000

Distance to Services

- 400m to Kelmscott Train and Bus station
- 750m to Kelmscott Shopping District.
- 750m to Kelmscott High School.
- 1.4Km to Westfield Park Primary School.
- 4 Km to Armadale / Kelmscott Hospital.
- 4.6 Km to The City of Armadale.
- 22 km to Perth International Airport.

Please email will.trainer@fncompass.com.au for more information.