

# 40 Adenmore Way, Kingsley, WA 6026

Marshall Real Estate

## House For Sale

Wednesday, 10 July 2024

40 Adenmore Way, Kingsley, WA 6026

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 702 m2**

**Type: House**



Angela Marshall  
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## Offers High \$700,000 +

Situated in the sought after leafy green suburb of Kingsley this spacious 3 bedroom, 1 bathroom home is situated on a symmetrical, 702 sqm corner site and has the potential for a two-lot subdivision subject to WAPC DC Policy 2.2 approval. Located only a short distance to schools, shopping centres, transport routes and beautiful parks this home is central to all amenities. Features include:- Wide front veranda- Spacious 3 bedroom home with built in robes, all good size bedrooms.- Two separate living areas with front lounge and dining area plus ample size family room off the kitchen- Large kitchen with pantry, plenty of bench and cupboard space plus dishwasher recess- Bathroom with separate bath and shower - Separate WC- Near new split System air conditioner plus ceiling fans- Security doors and windows- Laundry has plenty of room - Garden shed - Patio to the rear- Secure carport with roller door- 702sm corner block in great location with easy access to Greenwood train station and is situated between Goollelal Primary School and Barridale Park.- Currently tenanted until early September 2024 with a good tenant in place who would like the opportunity to stay on if purchased by an investor. A great opportunity to invest and look to seek approval to subdivide or keep it leased/ live in it for a while and have this as an option to develop in the future. Either way this home and land has great potential. For more information please contact agent Angela Marshall on 0429968088 or click email agent. Disclaimer: All information contained herein is gathered from third party sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own independent enquiries and not on the information contained herein.