

**6 Barnes St, Innaloo, WA, 6018**

**House For Sale**

Friday, 30 August 2024



6 Barnes St, Innaloo, WA, 6018

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Jorden Peirce

## **Jorden Peirce Presents**

Superbly located in one of Innaloo's most sought after locations, this massive development property will appeal to many buyers with 692sqm of land!

Only a short drive away to Scarborough Beach and within close proximity to Karrinyup Shopping Centre, Lake Gwelup Reserve, Westfield Innaloo, schools and public transport hubs. The demand to move into this appealing suburb will surely increase!

In a R40 zoned with street frontage of 24.1m, this property shows potential opportunities to develop up to three homes. The block is slightly elevated with possible views of Perth CBD from a second level!

OPTION 1 - Retain House and subdivide into 3 lots! Sell the resulting lots into high demand market.

OPTION 2 - Clear the land and build 3 new houses

OPTION 3 - Rent out the property and potentially collect up to \$650p/w to help service the loan. Enjoy the good capital growth whilst servicing the debt.

OPTION 4 - Buy the house and gain entry into this sought after suburb with large backyard.

\*Subdivision is subject to successful approval. A 3 lot development is possible.

### **FEATURES OF EXISTING HOME:**

- Large living area
- Large backyard
- 3 Bedrooms
- Built in wardrobe
- 1 Bathroom
- Plenty of parking for boats or caravan
- Level block perfect for developing
- NORTH rear

Be Quick! Opportunities like this don't come around often!

UNDER OFFER - Register now for upcoming properties !

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