

**64 Churchill Avenue, Dudley Park, WA, 6210**



**House For Sale**

Saturday, 17 August 2024

64 Churchill Avenue, Dudley Park, WA, 6210

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Peter Robinson

## "MONEY MAKER"

An amazing opportunity exists to secure this fantastic development opportunity.

Even better having the same tenant for the past 20 years and would be more than happy to stay providing excellent return currently at \$310 pwk.

This rectangular block has front and rear access is zoned R40 giving endless options (stca) including apartments, units or subdivision.

Fantastic location being only a 1 min drive to the Foreshore, town centre or Mandurah Forum next door to established modern townhouses.

☑️2x1 Plus sleepout timber framed home.

☑️Front and Rear Road frontage.

☑️Zoned R40 development 736m<sup>2</sup> rectangular block.

☑️Connected to sewer, gas, NBN with 3 phase power to the meter box.

☑️Same tenant for over 20 years currently at \$310 pwk.

☑️Heaps of covered hardstand parking, workshop, and rear patio.

Peter Robinson 0419 913409