

# 69 Bulong Avenue, Ascot, WA 6104

## House For Sale

Sunday, 23 June 2024



69 Bulong Avenue, Ascot, WA 6104

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



David Quadros  
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## Expression of Interest Buyers over \$1Million

Only 750m from the majestic Swan River, walking distance to Garvey Parkland, the Ascot Kayak Club and the Redcliffe Train Station as well as being 10.5kms approximately to the CBD you will simple fall in love with this location. It is like being semi-rural but on the doorstep to all that is important. This massive riverside 1618m block is made up of 2 lots each 809m with 15.09m frontage. It has a combined frontage of 30m+ with R20 zoning making it suitable for a potential 3 lot subdivision ( STSA). There is an old homestead that currently exists and the entire site will be Sold "As Is". The Ascot Postcode still offers affordability to those people wanting a postcode riverside address in comparison to other equivalent areas offering the same proximity to the CBD. Inspection will be by appointment. Features inclusive but not limited to:

- 2 Lot 146 - 809m block with 15.09m frontage
- 2 Lot 147 - 809m block with 15.09m frontage
- 2 Combined size giving you a rare 1618m riverside block
- 2 R20 zoned block with potential for a 3 lot subdivision subject to Shire Approvals
- 2 Central to major bus transport and walking distance to Redcliffe Train Station
- 2 Minutes to the Perth Airport, DFO's and 24 Woolworths
- 2 Central to major highways to north, southeast, and west if you are a busy driver
- 2 Must be Sold Deceased Estate

Water rates: \$861.57 p/a (approx.) - Total for 2022 - 2023 financial year  
Council rates: \$1,452.19 p/a (approx.)  
Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.