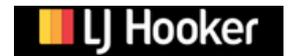


# 7 Kelly Street, Cloverdale, WA 6105



## House For Sale

Thursday, 4 April 2024

7 Kelly Street, Cloverdale, WA 6105

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 746 m<sup>2</sup>

Type: House



Saleh Manhy  
0894737777



Jason Chan  
0894737777

## Offers Above Mid 600K's

Presented by Salah Manhy and Jason Chan Welcome to 7 Kelly Street, Cloverdale, WA 6105 - where opportunities abound! Nestled on a sprawling 746m<sup>2</sup> block of prime land, boasting coveted R20/R40 zoning, and tucked away in a serene cul-de-sac, this property is your canvas for endless possibilities. Imagine owning this property and having these several options at your fingertips: 1) Take advantage of the R20/R40 zoning and subdivide the land and build 3 houses (Subject To Council Approvals). 2) Seize the opportunity to own a lucrative investment property with an estimated rental of \$580-600 per week (Up to \$31,200 P.A.). 3) Move in straight away to enjoy this well-presented haven. 4) Renovate and extend the existing home, or 5) Even build your new dream home on this massive block. This is your playground where creativity knows no bounds, in a sought-after locale. Step into the solidly built and impeccably maintained residence, where sunlight dances through expansive windows, illuminating a spacious living area. With three bedrooms, a well-appointed kitchen, and a separate large entertainment room/Granny Flat, this home offers both comfort and potential. Practical features include, a full 360-degree camera surveillance system, solar panels, continuous flow hot water, high ceilings, and ample parking including a covered lockable carport. Outside, discover the possibilities for a generous backyard, large shed/workshop, a serene quiet garden and a small garden shed.

**Property Highlights:**

- \* Solid structure on a spacious 746m<sup>2</sup> block
- \* A well-maintained and renovated house
- \* Recently refurbished and freshly painted
- \* Prime R20/R40 zoning offers multiple development options (Subject To Council Approvals)
- \* Expansive front and back yards with ample parking space
- \* Covered carport behind the fence for added convenience
- \* Goods-sized 3 bedrooms, a spacious living area and massive separate entertainment room.
- \* Full 360-degree camera surveillance and solar panel system
- \* Cooling Air-conditioning and dual-circle gas heater.

**Location Highlights:**

- \* Quiet cul-de-sac street for peaceful living
- \* Short stroll to main streets and public transport

Close proximity to: (Distances are approximate)- Airport: 4 km- Belmont Forum Shopping Centre: 2 km- Notre Dame Catholic Primary School: 1 km- Bus Stop: 450 m- Perth CBD: 10 km- Costco and DFO: 4.0 km

**Outgoings:**

- \* Council Rates: approx. \$1,472 P.A. (FY 2023)
- \* Water Rates: approx.. \$1059 P.A. (FY 2023)

Don't let this exceptional property slip away. Contact listing agent Salah Manhy on 0432 609 798 or Jason Chan on 0422 171 869 to secure this opportunity today.

\*\*We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to conduct their own investigations and due diligence with the local council and relevant government authorities, particularly with regards the subdivision and development options\*\*