

7B Lentona Road, Attadale, WA 6156



House For Sale

Wednesday, 19 June 2024

7B Lentona Road, Attadale, WA 6156

Bedrooms: 5

Bathrooms: 2

Area: 296 m2

Type: House



Joseph Mansour
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EXPRESSIONS OF INTEREST

Whether you are an investor, developer or renovator, you won't want to miss this super property on its own 296m² survey-strata landholding just 125 metres from the river's edge in one of Perth's most desirable riverside suburbs. Perfect to live in or rent out now, while you make plans to renovate and extend, or demolish and rebuild in the future, this is one of those rare opportunities to jump in and secure a foothold in an area you thought you would struggle to ever get into. With riverside parkland, great schools and popular Point Walter all within walking and bike riding distance, this is simply a wonderful place to live.

THE LAND:- Prime 296sqm landholding with 12.54 meter frontage- Independent survey-strata title, allowing you flexibility to extend and renovate or demolish and rebuild (STCA)- Rectangular, level land, easy to build on, saving money and time on building and design- R30 zoning, providing significant setback and height benefits while building- Potential for river and city views from 2nd – 3rd levels

THE HOME:- Neat and tidy 1960's double-storey home in original condition - Timber floors, high ceilings, air conditioning- Currently leased at approximately \$40,000 per annum - Plenty of potential for those who love to add value or get their hands dirty

THE LOCATION:- Walk/ride to Attadale Primary, Mel Maria Catholic Primary, and Santa Maria Schools- Surrounded by riverside parklands, from Tompkins Park to Point Walter- Meters from Troy Park and Bourke Drive dog park - all just a few minutes' walk away- Riverside cycle paths all the way to Fremantle and Perth CBD- Great local shops, cafes/restaurants within walking distance, easy access to public transport- 6km from Fremantle, 7km from Port Beach, and 11km from Perth CBD

THE OPTIONS:- Live in the home now, renovate and extend over time to suit your requirement- Demolish and build your riverside dream home- Rent out for now until you decide what plans the future holds for you- Set and forget as a fantastic riverside land-banking opportunity

Perfect foothold into the suburb and a brilliant opportunity to make some money, add a rental to your property portfolio or a prime plot of land ideal for building your next stunning home upon. A chunk of exceedingly rare earth which can only grow in value in this quickly developing and sought after suburb, and make a profit in this changing market. This property is being sold in an "AS IS" condition and **TAKING OFFERS NOW!**

PROPERTY PARTICULARS: Land Area | 296m² Frontage | 12.54 metres Built Up Area | 286m² Year Built | 1963 Zoning | R30 2023 - 2024

OUTGOINGS: Council Rates | \$2,288 Per Annum Water Rates | \$1,945 Per Annum City Of Melville Property Code: 1030