

**80 Orelia Avenue, Orelia, WA, 6167**



**House For Sale**

Sunday, 18 August 2024

80 Orelia Avenue, Orelia, WA, 6167

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 802 m2**

**Type: House**



Jade Shani

## Spacious corner block subdivision potential

The drive through access on this property runs from Mulligan way through to Orelia avenue and is perfect for those wanting to subdivide or place a granny flat with its own access. Corner blocks of this nature with two separate street access points have now been earmarked by the WA State government to fit special amendments to the R-Codes which may mean that the block can be subdivided even if the subdivision does not fit the average size for current r-code (450m<sup>2</sup> per block) under the R20 code, but will instead just require the minimum lot size (350m<sup>2</sup> per block) not the average lot size. Please note any subdivision will still be subject to council approval. If you are interested in more information on the r-code updates they can be found on the WA government

website-<https://www.wa.gov.au/government/document-collections/residential-design-codes> Separate information from NGO -<https://www.subdivisionexperts.com.au/corner-block-subdivision/> If development is not your interest there is still a great double brick home with loads of character here. Whether you are seeking your first home or an investment to add to your portfolio this is a good solid investment. The double brick home has been semi-renovated and is move in ready. Outside you can't go past the lovely triple arched carport that gives this home its unique street appeal and inside there are plenty of character nods to the past such as wood framed windows and doors, textured glass and exposed brick walls. Just some of the features to love: \* Sturdy double brick and tile build \* Great sized block of over 800m<sup>2</sup> \* Built-in robes to main bedroom \* 2 living spaces with a potential to add a door and turn into 4th bedroom \* Gas Bayonets for heating \* No Carpets \* Renovated Shower, Laundry and some parts of the Kitchen \* RCode: R20 \* Block size: 802m<sup>2</sup> What's Nearby: \* Approx. 550m to Gilmore College \* Under 2km to a variety of Day-care's \* Under 2km to Orelia or Calista Primary School \* Approx. 1.5km to the award winning Kwinana Adventure Park \* Under 2km to Dog Park \* Approx. 2km to Kwinana Town Centre with an abundance of shops and amenities Financials: \* Annual Council Rates: \$1948.14 (Y23/24) \* Annual Water Rates: \$916.13 (Y23/24) \* Expected Rental Return: \$530-\$560 per week \* Previous Occupancy: Owner Occupied \* Sellers Preferred Settlement Terms: ASAP How to Make an Offer: Step 1- Request offer submission form from us and return filled in to Jade Shani Step 2 - Your offer is formalised into contract form Step 3 - Review and sign your offer Step 4 - All signed offers will be prepared for presentation to the Seller as they come in. The seller will choose the offer that suits them best. Jade Shani of Urban Habitat is proud to present to the market this 1970s delight. If this is just what you have been looking for feel free to give Jade a call 0401522584. Urban Habitat has no reason to doubt the accuracy of the information listed above which has been sourced by means which are considered reliable, however we cannot guarantee accuracy from third party sources. Prospective purchasers are advised to carry out their own due diligence.