

# 9 Richards Road, High Wycombe, WA 6057

## House For Sale

Thursday, 4 July 2024



9 Richards Road, High Wycombe, WA 6057

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1012 m2**

**Type: House**



Nick Mitchell  
0894759622



Alex Mitchell  
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**From \$649,000**

**\*\*\*Please note this home is tenanted until November\*\***This is a very cool home!To start with, it looks awesome, and while that isn't the most important thing it certainly does feel good to pull into the driveway of a home that looks cool!It's also super spacious. We've calculated it to be around 120 square metres of internal living space, which includes a huge lounge room, and then another entertaining area extended off to the side in what I believe was once a garage carport. we'll come back to that room in a moment.The kitchen has been updated, and is central to the home, not only connecting to the two main living areas but also looking down upon your huge, sweeping block. That's right, this is a classic quarter acre (1,012 square metres), which means you have a big backyard.. and then some!The backyard has been fenced internally, which is practical to keep your pets and kids close, or penning them off in the far distant back area when they annoy you.. But creating a secret garden, wasn't the real reason for the extra fencing. You see, the zoning here is R25/40 which means there are OODLES of development options to play with too, and this fence was just a little start in the process.Now if you do choose to sub-divide and you want to keep the house in a "retain and built" development, you will need to lose that extension room unfortunately, restoring the house to it's original form. That will give you the driveway space you need to create one or two extra blocks at the rear (see example diagrams in image).It's the perfect location for a development too if you do choose this path, we've sent the drone up to show you some aerial photos of just how close you are here to shops, schools, parks and more!And investors.. you should be able to tell from the photos that the tenants here are perfect. This is one of the most well presented homes on the market right now and it's super obvious that they're taking great care of it.In a nutshell:• 1012 square metre block• Zoned R25/40• 120sqm of spacious home• Renovated kitchen• Massive backyard• Brilliant, central location• Tenanted until November 2024It's time to call The Mitchell BrothersWater rates: \$1,161.60 p/a (approx.)Council rates: \$1,985.89 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.