

**34A Burnham Way, Girrawheen, WA 6064**



**Residential Land For Sale**

Wednesday, 26 June 2024

34A Burnham Way, Girrawheen, WA 6064

Area: 270 m2

Type: Residential Land



Deanna Carrasco

0893441322

## Expressions of Interest

Location, Convenience, and Potential! Discover the perfect canvas for your next investment or dream home with this exceptional 270m<sup>2</sup> rear lot, ideally situated just 15km from the bustling Perth CBD. This rare piece of land offers endless possibilities for astute investors and future homeowners alike.

**Why You'll Love This Property:**

- **Prime Location:** Enjoy the best of both worlds-peaceful suburban living with quick and easy access to Perth's vibrant city life.
- **Convenience at Your Doorstep:** Close proximity to public transport ensures effortless commuting. Reputable schools and major shopping centres are just a stone's throw away, making daily errands and school runs a breeze.
- **Investment Potential:** A sought-after location with growing infrastructure and development ensures strong future capital growth and rental demand.
- **Build Your Dream Home:** Design and create the perfect living space tailored to your lifestyle. This lot provides a blank slate for you to bring your vision to life.
- **Family-Friendly Community:** Settle in a welcoming neighborhood known for its friendly community spirit and safety.

**Features:**

- **Land Size:** 270m<sup>2</sup>
- **Title:** Clear and ready for transfer
- **Utilities:** All essential services are available for connection

**Why This Lot Stands Out:** This 270m<sup>2</sup> rear lot is more than just land; it's an opportunity to invest in a high-growth area, ensuring a sound return on investment. For those looking to build, the manageable size and excellent location provide the perfect foundation for a stylish, modern home with minimal upkeep.

What are you waiting for? Act NOW and give us a call for full details :Deanna Carrasco - 0424 159 693

**Disclaimer:** Although every effort has been taken to ensure the information provided for this property is deemed to be correct and accurate at the time of writing it cannot be guaranteed, reference to a school does not guarantee availability of that particular school, distances are estimated using Google maps. Buyers are advised to make their own enquiries as to the accuracy of this information.