

15 Moira Ave, Forrestfield, WA, 6058

Professionals

House For Sale

Monday, 28 October 2024

15 Moira Ave, Forrestfield, WA, 6058

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Michael Wallace
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Live, Invest or Develop?

15 Moira Avenue is perfect for anyone looking to start their property journey right through to the savvy investor, the home itself is extremely well presented, is vacant and move in ready. There is the main living area to the front of the home while the enclosed patio makes an additional living space. Outside there is a large, enclosed carport / shed for the home handyman, large gabled patio and plenty of room for the kids or pooches to play.

Set on a 743m² (approx.) block, there's plenty of room and access to do a subdivision (the shed will need to be removed). You have the choice to use the R25 or R40 zoning depending on the type of development you would like to do, demolishing the house will allow a triplex development with the R40 zoning.

Features Include:

- 743m² (approx.) block zoned R25/40
- Retain and build or triplex subdivision potential (subject to approval from City of Kalamunda)
- Neat 3x1 home
- Master with built-in robe
- Split system a/c's
- Fresh paint
- NBN FTTP (Fibre to the Premises)
- Enclosed patio with new floorboards
- Large, enclosed carport/ shed
- Gabled patio
- Nice sized backyard

For more information, please contact Michael Wallace on 0401 748 291.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. To the best of our knowledge the information listed is true and accurate however may be subject to change without warning at any time and this is often out of our control. Prospective tenants & purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Owner or the agent and are expressly excluded from any contract.

Scammers are actively targeting real estate transactions. Due to the increasing number of attempted frauds in our industry and in the interest of protecting your funds we will not provide our trust account details via email. Please contact our agency to confirm deposit details prior to doing any transfers.

Aggressive behaviour and any form of verbal or physical abuse towards our employees will not be tolerated. Our teams are working as hard as they can, please be patient as we do our best to assist you.