

155 Wordsworth Avenue, Yokine, WA, 6060

House For Sale

Friday, 15 November 2024



155 Wordsworth Avenue, Yokine, WA, 6060

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Paul Holdsworth
0893441270



Basil Fogliani
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JUST LISTED! | A TRULY 'RARE' FIND - HIGH ON THE HILL!

Welcome to 155 Wordsworth Ave Yokine

'End Date Sale' - Offers Closing Wednesday 27th 2024 at 4pm WST (The seller reserves the right to sell prior to the end date)

You won't want to miss this 'rare' gem perched high on the hill on a spacious 860sqm elevated block, in a cul-de-sac location and zoned R/30.

This solid 3 bedroom brick and tile home offers a blank slate for you to renovate and design your dream home on a spacious block or alternatively invest for future growth. Walk across the road to the Terry Tyzack Aquatic Centre, Wordsworth Reserve and the Yokine Regional Open Space. Close to the WA Golf Club and the Mt Lawley Golf Club, this location is truly unbeatable!

Opportunities like this are rare in such a desirable location, just minutes from Perth City.

With endless possibilities at your fingertips:

- Create 2 x street front homes *(STCA)
- Demolish and build your dream *(STCA)
- Renovate, revitalise, extend and craft your ideal home *(STCA)
- Retain and invest in potential growth
- Landbank, sit back and watch your investment flourish

Features:

- 3 bedrooms
- 1 bathroom
- 2 showers/3 w.c.'s
- Large separate lounge room
- Kitchen, dining/meals
- Separate family room
- Undercroft garage
- Drive-thru access to the rear
- Large garage/workshop/teenagers retreat at the rear
- Evaporative air-conditioning
- Bore/reticulation
- 860sqm block (approx)
- 20.12m frontage (approx)
- Zoned R/30
- Elevated location
- Close to shops, schools and public transport
- A short commute to the city
- Mt Lawley High School Catchment
- Superb location

Council rates: \$1,645.00

Water rates: \$1,184.00

To be sold on an 'as is' and 'as it stands' basis.

Homes on these blocks like this are a scarce find!

Don't hesitate - this truly unique opportunity won't last long! Act swiftly and make your property dreams a reality. This is your chance to own a piece of real estate gold!

For further details, please contact Paul Holdsworth on 0407 081 050 or Basil Fogliani on 0418 925 155

*(STCA) - Subject to Council Approval

To receive a price guide, comprehensive information, or assistance with any questions about purchasing this property, please complete the email enquiry form by clicking the red "Get in Touch" button on the right of this page.

Disclaimer:

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