

**20 Sproxton Way, Embleton, WA 6062**



**House For Sale**

Tuesday, 7 January 2025

20 Sproxton Way, Embleton, WA 6062

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 744 m2**

**Type: House**



Simar Singh

**From \$799,000**

Simar, Your Local Property Matchmaker, is excited to present this exceptional R25 zoned development block in a highly sought-after location. This delightful 4-bedroom, 2-bathroom family home is positioned on a generous 744m<sup>2</sup> lot, offering plenty of space and opportunity for growth. Built in 1989, this property combines comfort with room for improvement. With a little TLC and a thoughtful renovation, you can unlock its full value!

**Key Features:**

- **R25 Zoning:** Ideal for future development – subdivide, retain, and build (subject to council approval). Unlock the potential for growth and capitalize on this prime location.
- **Spacious 744m<sup>2</sup> Lot:** Ample space to create your dream development while maintaining privacy and comfort.
- **Family Home:** A well-maintained 4-bedroom, 2-bathroom home with a two-car garage, formal lounge, and main living area adjacent to the kitchen. The master bedroom includes an ensuite and walk-in robe.
- **Outdoor Living:** Enjoy a large backyard with a pergola, patio alfresco, and a big shed, offering plenty of room for outdoor activities or future extensions.

**Location, Location, Location:**

- **Shops & Markets:** Close to Morley Market, Galleria Shopping Centre, Coventry Village, and more. All your shopping needs are just a short distance away!
- **Schools:** Convenient access to Morley Primary, Weld Square Primary, Embleton Primary, and many more well-regarded schools in the area.
- **Parks & Recreation:** Walk to nearby parks including Crimea Park, Waltham Reserve, and the Bayswater Wave Recreation Centre, offering a perfect balance of outdoor enjoyment.
- **Public Transport:** Easy access to the new train stations at Morley and Bayswater, plus a short drive to the Perth CBD and Perth Airport.

This R25 zoned block offers an incredible opportunity to secure a property with development potential. Whether you're looking to renovate, subdivide, or build, 20 Sproxton Way, Embleton is the perfect place to start. Call Simar on ☎ 0433767296 or Email [Simar@propertymm.com.au](mailto:Simar@propertymm.com.au) to schedule a viewing.

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