

# 33 Brecknock Way, Girrawheen, WA, 6064

deacon & humble

## House For Sale

Monday, 28 October 2024

33 Brecknock Way, Girrawheen, WA, 6064

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Stephen Humble



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## THE OPPORTUNITY™

This beautifully modernised home in the heart of Girrawheen, just a short walk from Ferrara Park and the local schools, offers a stylish and updated living space with convenient access to and from the suburb. Move-in ready and perfect for investors or first-time buyers, it sits on a generous 693m<sup>2</sup> block with R20/R40 zoning, presenting excellent potential for subdivision. Whether you choose to retain the existing home and sell a portion of the land, build a new dwelling at the rear, or pursue a complete redevelopment, the possibilities are endless. With secure gated access for vehicles and a spacious backyard, this property is a standout opportunity for future growth and investment - The Opportunity.

- Secure entry
- Laminate floorboard
- Led downlights
- Split system AC to living
- New carpet to hallway and bedrooms
- Kitchen with gas cooktop and oven
- Stainless steel sink
- Mixer tap
- Pantry
- Laundry with WC
- Out room with front access and rear access
- Split system AC
- Outdoor shed
- Bedroom 1 with triple robe
- Ceiling fan
- Bedroom 2
- Bedroom 3 with triple robe
- Ceiling fan
- Renovated bathroom
- Built in linen storage
- Drive through access
- Patio
- Shed
- Land 693m<sup>2</sup>

Disclaimer: This property information is provided for marketing purposes and should not be solely relied upon when making a decision to purchase. Measurements may be estimated as a guide, distances are estimated using Google Maps, reference to a school does not warrant availability of that particular school, photos may contain virtual furniture for illustration purposes. The Agent makes no warranty in relation to the accuracy of this information and prospective purchasers are advised to make their own enquiries and checks.