

**49 Gratwick Way, Koondoola, WA 6064**

**House For Sale**

Tuesday, 7 January 2025

49 Gratwick Way, Koondoola, WA 6064

**Bedrooms: 4**

**Bathrooms: 1**

**Type: House**



Adam Naumovski  
0424364326

## OFFERS

Adam Naumovski presents...49 Gratwick Way, Koondoola\*\*\*HOME OPENS THIS WEEK\*\*Saturday 18th January 10:00 - 10:30am Sunday 19th January 10:00 - 10:30am

Nestled in the heart of Koondoola, 49 Gratwick Way offers a unique opportunity for families, investors, and savvy buyers alike. This well-maintained 1976 family home is brimming with potential, offering a comfortable and functional layout with four generous bedrooms, a beautifully renovated bathroom featuring floor-to-ceiling tiles and a floating bathtub, and two separate living areas perfect for relaxation and entertaining. With a separate dining space to gather and enjoy meals, this home provides a solid foundation for creating cherished memories or planning your next exciting project. Positioned on a sprawling 700sqm block with R20/40 triplex potential, this property is more than just a home—it's a canvas for your vision. The elevated outdoor space provides commanding views over the suburb, creating an expansive feel and endless opportunities to design the ultimate entertaining area or landscape your dream backyard. Whether you're considering a renovation to transform this property into your forever family home or looking to rent it out while you finalize plans for subdivision or development, this block offers unmatched versatility. Location is key, and this property delivers! Just 450m from Waddington Primary School, 550m to the nearest bus stop, and only 650m from the lush Butterworth Park, you'll enjoy the convenience of having parks, schools, and transport all within walking distance. For your shopping and entertainment needs, Alexander Heights Shopping Centre is just 3.5km away, while the bustling Morley Galleria, packed with shops, cafes, restaurants, and entertainment options, is a short 8.7km drive. Everything you need is right at your fingertips, making this an exceptional place to call home. With its solid bones, unbeatable location, and endless potential, 49 Gratwick Way is the perfect opportunity to secure a piece of Koondoola's future. Whether you're dreaming of a family haven or exploring the possibilities of development, this property offers the space, lifestyle, and convenience to make your vision a reality. Don't let this opportunity slip away—your future starts here!

Some fantastic features include:

- 4-bedroom, 1-bathroom family home with plenty of potential.
- Renovated bathroom featuring floor-to-ceiling tiles and a stylish floating bathtub.
- Two separate living areas plus a dedicated dining space for versatile family living.
- Spacious 700sqm block with R20/40 triplex development potential.
- Elevated outdoor space with commanding suburban views.
- Opportunity to renovate, develop, or rent out while planning your subdivision.
- Well-maintained 1976-built home with solid bones for future upgrades.
- 450m to Waddington Primary School—perfect for families with young children.
- 550m to the nearest bus stop for easy public transport access.
- Just 650m to Butterworth Park, ideal for nature lovers, dog walking, or exercise.
- 3.5km to Alexander Heights Shopping Centre for convenient shopping.
- Only 8.7km to the vibrant Morley Galleria for dining, entertainment, and nightlife.
- Close to schools, shops, parks, and other essential amenities.
- Ideal for families, investors, or buyers seeking a property with development potential.
- Convenient and central location in the heart of Koondoola.

**DON'T MISS OUT CALL ADAM NAUMOVSKI ON 0424 364 326 ADAM NAUMOVSKI | FOR ALL YOUR REAL ESTATE NEEDS**

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