

**7 Nangetty Street, Innaloo, WA, 6018**



**House For Sale**

Thursday, 28 November 2024

7 Nangetty Street, Innaloo, WA, 6018

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## OPPORTUNITY KNOCKS IN R60 ZONING

All Offers Presented by RESO Online Campaign. Please scan the QR Code to make your online offer (see last image).

This lush take on urban living brings to market an original five bedroom home filled with an undeniable potential.

For the first time in over 50 years, Sangita Forrest is proud to present 7 Nangetty Street, Innaloo.

Those with a vision and appreciation for traditional roots are rewarded with a bright floor plan offering formal lounging, a well-equipped kitchen complete with all the basics, and an additional sun room to maximise your internal space!

Sprawling over 728sqm in R60 zoning, you'll find there is plenty to enjoy on the outside from a powered workshop to established gardens bursting with fresh colours and tranquility. Furry family members are more than welcome with the secure back yard boasting plenty of lawn and even a cat enclosure.

This central position guarantees urban convenience with all shopping, entertainment, transport, beaches and Perth city within arms reach. Whether you're searching for a residence to update and make your own, or on the hunt for a great sized block with development potential, look no further than this awesome opportunity.

Property features:

- Five bedroom, one bathroom home (two toilets)
- 728sqm block on the market for the first time in over 50 years!
- R60 zoned opportunities for multiple dwellings (Subject to Development Approvals)
- Formal lounging
- Well-equipped kitchen with all of the necessities and meals area
- Spacious sunroom for additional living
- Ducted reverse cycle air conditioning
- Leafy green established gardens
- Small patio for outdoor tranquility
- Powered 9x3m workshop
- 2.5x2.5m garden shed
- Carport for sheltered parking for three cars
- Cat enclosure
- Bore
- Gas hot water storage

Location features:

- Walking distance to the Innaloo Shopping Precinct boasting many entertainment venues
- Walking distance to Stirling Train Station and close to main arterial roads for commuters
- Only a short drive to the Perth CBD (approx. 11km)
- Less than 5km to the gorgeous Scarborough Beach coastline with cafes, restaurants and frequent community events/entertainment

What's it worth to you? Contact Sangita Forrest 0424 088 058.

THE FOLLOWING ARE THE SCHEDULED DATES & TIMES WHEN ALL OFFERS WILL BE RANKED. THIS WILL PROVIDE YOU WITH CLARITY ON WHERE YOUR OFFER SITS ON THE LADDER.

\*\*\*PLEASE NOTE THESE ARE NOT HOME OPEN TIMES\*\*\*

Monday 2nd December at 2pm

Final Ranking Tuesday 3rd Dec at 2pm and offers close at 4pm (2 hours later)

**\*\*The seller reserves the right to accept an offer prior to the closing date\*\***