



17 Adela Pl, Warwick



## UNDER OFFER BY CAROLINE TURNER!

### QUAD SITE POTENTIAL!

This property will be open by private appointment, please call today to arrange a viewing

Welcome to 17 Adela Place, Warwick

#### The Obvious

3 bedrooms, 1 bathroom, r20/60, quad site potential!

#### The Opportunity

To secure a huge 770sqm r20/60 block in the heart of the leafy green and ultra-convenient suburb of Warwick. Take full advantage of the proximity to shops, transport, parks and schools and ensure your new development give these must have lifestyle convenience boxes a great big tick! Sitting a mere 850m to the amenity filled Warwick Grove Shopping Centre, less than 2km to the Warwick Train Station 1.5km to The Greenwood Hotel, 280m to the nearest bus stop and a mere 7.5km to the breathtakingly beautiful Hillarys Boat Harbour, this astounding location makes this potential development one of the best opportunities in Perth!

#### What we love

Original 1970's character home with 3 bedrooms and 1 bathroom, well maintained and a great home to rent out or move into while you wait for the plans to come through on your subdivision. Sitting at the end of a whisper

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	16844
<b>Land Area</b>	770 m <sup>2</sup>

#### Agent Details

Adam Whitford - 0406 616 608

#### Office Details

Xceed Real Estate - Central  
3 Hasler Rd Herdsman, WA, 6017  
Australia  
08 9207 2088

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quiet cul-de-sac, the location just gets better and better the more you discover about it. All that's left is to start thinking about your future Quad development and the many potential returns.

What will secure the opportunity  
Offers From \$549,000

So don't miss out and don't delay make sure you call Caroline Turner on 0404 332 689 to book in your very own private inspection today!

Some fantastic extras

- Huge 770sqm block
- Zoned r20/60
- Potential quad development site
- Move in or rent out the beautiful character home while you get your plans in order
- 3 bedrooms, 1 bathroom
- Ultra-convenient location
- 280m to the nearest bus stop
- 850m to the amenity filled Warwick Grove Shopping Centre
- Less than 2km to the Warwick Train Station
- 1.5km to the Greenwood Hotel
- 7.5km to the Hillarys Boat Harbour
- & much much more...

If you are concerned in any way about making an appointment please contact us to learn about our Health and Safety Protocols

DON'T MISS OUT CALL TEAM TURNER ON 0404 332 689

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