



## 2 Towarda Way, Wanneroo



### Develop or Build your Dream Home!

For sale by Open Negotiation (flexible conditions online auction). The Open Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

This 3x1 family home, adjacent to Scenic Drive Park and overlooking beautiful Lake Joondalup, presents buyers with a range of exciting options!

The property occupies an outstanding 705sqm corner block and is zoned R20/R40, offering the potential to develop the site and build up to 3 new dwellings (subject to WAPC approval).

Those seeking a family-sized site with room to grow will see value in retaining and upgrading the existing dwelling or demolishing and building their lakeside dream home.

The solid brick and tile house has three bedrooms with Venetian blinds, built-in robes, and timber laminate flooring throughout the living, dining, and traffic areas. The family area includes both reverse-cycle air conditioning and a pot belly heater for the chilly evenings. There's ample space for entertaining outdoors beneath the expansive timber pergola, and a great sized garden shed offers storage for your bikes, tools and more.

The property is neatly presented and requires minimal work to rent out while finalising your development/building plans.

This desirable pocket of Wanneroo is within walking distance of Wanneroo

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	25574

#### Agent Details

Adam Whitford - 0406 616 608

#### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

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REAL ESTATE

Primary School and Wanneroo Secondary College and a variety of other local schools. Wanneroo Shopping Centre, Rotary Park and Wanneroo Recreation Centre are 2 minutes from home, and the bus route on Wanneroo Road will take you straight into the city or Edgewater Station.

For further details, contact Adam Whitford from Xceed Real Estate on 0406 616 608 without delay.

Property Features:

705sqm corner block - zoned R20/R40  
Potential to develop & build up to 3 dwellings (STCA)  
Rentable 3x1 family home  
Built-in robes to bedrooms  
Reverse-cycle air conditioning  
Potbelly wood fire  
Stainless steel kitchen appliances  
Laminate timber flooring  
Expansive timber pergola  
Large garden shed  
Single lock-up carport with rear access

Location highlights:

Directly opposite Lake Joondalup and Yellagonga Regional Park  
1.6km to Wanneroo Secondary College  
780m to Wanneroo Primary School  
2.1km to St Elizabeth's Catholic Primary School  
620m to Wanneroo Recreation Centre  
750m to Rotary Park  
770m to Wanneroo Shopping Centre  
1.9km to Goodstart Early Learning  
1.8km to Sparrow Early Learning  
3km to Ocean Reef Road  
720m to Wanneroo Rd bus stand

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*