



## Dream Home Site with Development Potential

Auction Location: Online Auction

Keen to secure your slice of real estate in Perth's stunning Northern beaches? This superb 802sqm corner block includes a well-presented family home and the opportunity to prosper from its development potential!

With its solid brick and tile construction and amount of land, it's perfect for an extension and/or renovation. Alternatively, you can start from scratch and build your coastal dream home or develop the site into two green title lots.

The comfortable 1972-built home features four bedrooms (three with ceiling fans and built-in robes), one bathroom with a tub, and two separate living areas. The kitchen has been upgraded with stainless steel appliances, including electric cooking and a dishwasher, plenty of storage, and a direct line of view to the adjacent alfresco and rear yard, where there's no end of space for kids and pets to roam.

There's also abundant parking - the single carport has drive-through access for an extra vehicle or trailer, the paved hardstand for a boat or caravan, further space in the driveway and even the lawn for those larger-scale occasions!

This section of the northern coastal corridor is hard to beat and poised for continued growth! Enjoy proximity to cafes and restaurants along West Coast

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**Price** SOLD for \$875,000  
**Property Type** Residential  
**Property ID** 29088  
**Land Area** 802 m2

### 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

Drive, Duncraig IGA, excellent schools, Hillarys Boat Harbour, and spectacular swimming and surfing beaches. You'll also appreciate the convenient bus transport nearby on Marmion Ave, and Greenwood Station for a quick commute to Joondalup or the CBD.

Contact Adam Whitford from Xceed Real Estate to register your interest in this outstanding property and opportunity on 0406 616 608.

Features include:

Four bedroom, 1 bathroom family home c.1972  
Huge 802sqm corner block with development potential  
Two internal living areas  
Modern kitchen with stainless steel appliances  
Alfresco pergola overlooking huge rear yard  
Single carport with drive-through access  
Ceiling fans in 2 bedrooms  
Built-in robes in 3 bedrooms  
Bedroom 3/office with built-in shelving & desk  
Split system AC in the main living area  
Good sized garden shed  
Instantaneous hot water

Location (approx. distances):

100m (walk) Marmion Ave bus route  
430m Tom Walker Park  
650m (walk) Duncraig IGA  
200m Sorrento Primary School  
1.5km Duncraig Senior High School  
1.2km Sorrento Tennis Club  
2.4km Hillarys Boat Harbour  
2.0km Sacred Heart College  
3.3km Greenwood Station

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