



## Location and Value PLUS!

Auction Location: Online Auction

They say location is everything, but when you have location PLUS a development opportunity, you know you've hit the jackpot!

It's not the prettiest house in the street, but this solid three-bedroom brick-and-tile home represents tremendous value for savvy investors, with a significant and subdividable land component of 728sqm and almost 20m frontage. With options galore (subject to council approval), consider the following;

Retain and renovate/extend the existing dwelling and enjoy a sprawling backyard on a full-sized lot

Retain the existing dwelling, make some structural modifications, subdivide and build a new home on the rear block

Demolish the existing dwelling, subdivide and build two brand-new homes

Rent out the existing dwelling and landbank while you consider your medium to long-term options!

Leased until April next year to help with holding costs whilst you plan your build, renovation or development

Now we have explored a few options, let's consider the fantastic location - one of the best pockets of Dianella! Families will appreciate Wellington Glover Reserve metres from your front door and proximity to local

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**Price** SOLD for \$667,000

**Property Type** Residential

**Property ID** 29291

**Land Area** 728 m2

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

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government and private schools. Westfield Galleria and Noranda IGA are nearby for grocery shopping and retail therapy, and there's a bus route less than a five-minute walk from home. Tucked between Morley Drive and Alexander Drive, accessibility is a key benefit of this fantastic location.

3d tour is available upon request.

Call Adam Whitford from Xceed Real Estate to discuss this opportunity further, on 0406 616 608.

Features include:

- 3 bedroom, 1 bathroom brick and tile home
- Built 1968, on 728sqm block (zoned R-25)
- Single carport, extra off-street parking
- Jarrah floorboards in the living area and bedrooms
- Ducted evaporative air conditioning
- Electric oven and gas hob
- Huge rear yard with a shed
- Excellent investment and development opportunity

Location (approx. distances):

- 110m Wellington Glover Reserve
- 570m Noranda IGA supermarket
- 800m North Morey Primary School
- 880m Dianella Play Space and Dog Park
- 1.2km Morley Senior High School
- 1.8km Infant Jesus School
- 2.0km St Andrew's Grammar School
- 2.3km Westfield Morley Galleria

*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.*