



112 Wellington Road, Dianella



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

Xceed Real Estate - Sales

Level 8, 3 Hasler Road Herdsman,
WA, 6017 Australia

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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

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