

Sold



7 Clianthus Way, Koongamia



## Enormous Potential in Perth's Foothills

Auction Location: Online Auction

Situated on a 766sqm block in Perth's foothills, this four-bedroom, one-bathroom home offers enormous potential. Given the position of the home on the block offering side access and an established front yard, you can easily retain the current property and develop the rear block. Or demolish the existing property and develop the entire site. Alternatively, keep it as is and rent it out to a family or live in it yourself. Either option presents a lucrative opportunity for savvy buyers.

Built in 1965, this is a tempting find for renovators and character lovers. Given the generous block size, there's the option of reconfiguring the layout or extending it to suit your needs while catering to modern living. This charming home features jarrah floorboards, a formal lounge, a retro kitchen with a meals area, and an enclosed veranda overlooking the garden with external access, perfect as a games room or office/studio.

You have all the perks of living in the hills, such as access to the Perth Hills wine region, John Forrest National Park, Great Eastern Highway, Goat Farm Mountain Bike Park and Bilgoman Aquatic Centre. Clayton View Primary School, Lloyd Penn Park & Koongamia Pump Track and Koongamia Store are within convenient walking distance, and you're only a short drive away from Treetops Montessori School, Helena College Senior School campus, and Midland Gate Shopping Centre and town centre.

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**Price** SOLD for \$431,000  
**Property Type** Residential  
**Property ID** 29309  
**Land Area** 766 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

With the opportunity to add substantial value here, you're only limited by your imagination. Adam Whitford is ready for your enquiry on 0406 616 608 today.

Currently rented at \$330 per week with the lease expiring on 25 April 2024.

Features include:

Four-bedroom, one-bathroom (with a bathtub) brick and tile home  
Generous kitchen with gas cooking and combined meals area  
Spacious formal lounge  
Enclosed veranda/games room with garden access  
Ducted reverse-cycle air-conditioning throughout  
Gas fireplace and a ceiling fan in the lounge room  
Timber flooring throughout, except for carpet in three bedrooms  
Security window and door screens  
Established gardens with a raised veggie garden, a large shed and a patio  
Built in 1965 on 766sqm block  
Enormous potential – retain, renovate or develop (subject to council approval)

Location (approx. distances):

260m Lloyd Penn Park & Koongamia Pump Track  
700m Clayton View Primary School  
750m Koongamia Store  
1.7km Goat Farm Mountain Bike Park  
4.3km John Forrest National Park  
4.6km Bilgoman Aquatic Centre  
4.8km Treetops Montessori School  
4.9km Midland Gate Shopping Centre and town centre  
5.9km Helena College Senior School campus

*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.*