

Sold



151 Weapness Road, Wembley Downs



## Invest, Renovate or Detonate & Subdivide

Under Offer! Multiple Offers Received. Delighted Sellers & Buyer.

Rare Earth! Circa 1960's duplex pair, on one title, set on a large 870 SQM subdivisible corner lot Zoned R20.

Being offered for sale for the first time ever this block value opportunity offers the astute investor or developer fabulous opportunities to:

1. continue to hold the existing income earning 2 & 3 bedroom homes-both currently tenanted on a periodic basis, providing instant income from settlement
2. renovate the dwellings and significantly improve their income earning capacity or
3. demolish, subdivide (subject to WAPC and shire approval) and rebuild 2 new residences

(Street number 44 Sulman Road is also allocated to this property)

Located on the corner of Sulman Road this rare corner site is centrally located within sought-after Wembley Downs surrounded by a selection of highly regarded public & private schools, various local & major shopping centres, sports fields & parklands, seamless public transportation routes, key public amenities and walking distance to glorious coastline.

For further details or to arrange a private viewing of these homes please contact Ian Fatharly on 0411 886 183 or [ian@xceedre.com.au](mailto:ian@xceedre.com.au)

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**Price** SOLD for \$1,280,000

**Property Type** Residential

**Property ID** 29709

**Land Area** 870 m<sup>2</sup>

### Agent Details

Ian Fatharly - 0411 886 183

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
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## EXISTING DWELLINGS

### 151A Weaponess Road

- 3 bedrooms, 1 bathroom
- Open plan living rooms
- Kitchen and meals
- Separate laundry
- 1 covered carport

### 151B Weaponess Road

- 2 bedrooms, 1 bathroom
- Open plan living rooms
- Kitchen and meals
- Separate laundry
- 1 covered carport
- Rear garden shed

City of Stirling rates: \$3,262 p/a

Water Rates \$1,223 p/a

## LOCATION HIGHLIGHTS

- 200m to bus stops
- 350m to Wembley Downs Primary School
- 350m to The Downs Shopping centre
- 1.0km to Butler Reserve
- 1.1km to Hale School
- 1.8km- to glorious coastline
- 1.7km to Holy Spirit Primary School
- 2.1km to Churchlands Senior High School
- 2.6km to Newman College
- 5.1km to St Mary's Anglican School
- 4.1km to City Beach
- 3.3km to Scarborough Beach entertainment precinct
- 2.7km- Wembley Golf Course
- 2.8km to Jackadder Lake and Reserve
- 4.6km to Westfield Innaloo Shopping Centre
- 4.5km to Karrinyup Shopping Centre
- 4.8km to Floreat Forum shopping centre
- 11.2km- Perth CBD

*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.*