

Sold



151 Weapones 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

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Price SOLD for \$1,280,000

Property Type Residential

Property ID 29709

Land Area 870 m²

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

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