

Sold



39 Clover Square, Girrawheen



## SPACIOUS GIRAWHEEN HOME WITH HUGE POTENTIAL

A fabulous four-bedroom, two-bathroom home offering plenty of generous living spaces, striking distance to parks, schools, and shopping and dining options, welcome to 39 Clover Square, Girrawheen. Offering exceptional convenience, this is the perfect family abode for first-home buyers, retirees or investors seeking growth in an increasingly popular area.

Currently sitting within R20 zoning and sitting on a substantial-sized block of 711sqm, reap the benefits of this exceptional opportunity and extend, subdivide or build your dream home, or as an investor, add this parcel of land to your portfolio and take advantage of the potential to subdivide and develop to R60, subject to approval.

From a welcoming street front, step past your expansive lawn, driveway and veranda with café blinds, and into a light and bright home providing the warmth of timber-style flooring. To your left is the formal lounge room, an inviting room that provides extra living space away from the centre of the home with a separate dining room beyond.

The central family living, kitchen and casual dining areas are light and bright and offer an excellent zone for the whole family to come together with sliding doors from the living area providing a lovely seamless flow onto the paved patio outside. The kitchen features everything the modern family needs with a pantry, double sink and ample cupboards and bench space providing a casual breakfast bar, ideal for easy, family mealtimes.

All four bedrooms feature the comfort of ceiling fans, the main bedroom

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**Price** SOLD for \$725,000  
**Property Type** Residential  
**Property ID** 30505  
**Land Area** 711 m2

### Agent Details

Joe Da Mata - 0406 237 964

### Office Details

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Level 8, 3 Hasler Road Herdsman,  
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08 9207 2088

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enjoying an ensuite and floor-to-ceiling built-in robes while a second bathroom with bath provides further convenience. Outside, the family can enjoy plenty of room to move, with lawn for the kids and family pets and a fabulous, paved, undercover patio area, ideal for alfresco family dining, BBQs and entertaining virtually all year round. A paved area that wraps around the whole home, fill it with outdoor dining furniture, chairs, and decorate it with potted plants and you have your very own private sanctuary. A lovely home offering plenty of space with the added benefit of an extra living room, plus so much land front and back, this home is ideal for the busy, growing family looking for an abode close to everything that matters. With the potential to renovate or subdivide, an exceptional opportunity in popular Girawheen awaits!

For expressions of interest, please contact Joe Da Mata, Xceed Real Estate, on [joe@xceedre.com.au](mailto:joe@xceedre.com.au) or 0406 237 964.

Features include:

Land Size 711sqm

Four bedrooms, all featuring ceiling fans

Main bedroom with ensuite, floor-to-ceiling built-in robes, drapes

Separate formal lounge room and dining room

Timber-look flooring

Main bedroom with ceiling fan

Family bathroom with Roman bath

Open-plan living/kitchen/casual dining areas

Living area with split system air- air-conditioning, sliding doors to exterior, drapes

Spacious kitchen with pantry, double sink, ample bench space, breakfast bar

Separate laundry

Paved outdoor/alfresco area at the exterior

Undercover front veranda with café blinds

Lawn and established gardens

Garden shed

Security screens

Single car garage with extra parking on driveway

Council rates \$1800 per annum

R20 Zoning with potential to develop to R60 subject to WAPC approval

Location (approx. distances):

Hudson Park 650m

Girawheen Senior High School 1.1km

Girawheen Hub Community Centre 1.3km

Kingsway Shopping Centre 2.7km

Emmanuel Christian School 2.6km

Montrose Park Tennis Courts 2.9km

Stirling Leisure Centre (Balga) 2.9km

Roseworth Primary School 3.1km

Balga Plaza 3.3km

*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.*