

Sold



4A Sinagra Street, Wanneroo



## OPPORTUNITY KNOCKS - EXCEPTIONAL RENOVATOR'S DREAM!

Welcome to 4A Sinagra St, Wanneroo, a sold brick, two-bedroom, one-bathroom, duplex home easy walking distance to Wanneroo Central, parks and just minutes from local schools, cafés, and Wanneroo Road. Featuring strong bones externally, this is a home awaiting any family to add their own special touches inside to create a dream family retreat, or ideal for an investor seeking an opportunity within a fantastic location.

The heart of the home is the generous-sized open-plan kitchen, living and dining areas, a light and bright space that brings the family together, with the kitchen featuring plenty of overhead cupboards and bench space with upright oven.

A good-sized main bedroom features the comfort of air conditioning, carpet and drapes with full floor-to-ceiling robes, while the second bedroom also includes timber robes, drapes, and ceiling fan.

A modern and bright bathroom with glass shower screen accommodates both bedrooms while a separate laundry includes sliding cupboards and access to the exterior of the home. Step out onto an enclosed sunroom/verandah with glass louvres overlooking an expansive garden of lawn and established garden beds — a fabulous space for kids and family pets to play!

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**Price** SOLD for \$531,000  
**Property Type** Residential  
**Property ID** 30553  
**Land Area** 468 m<sup>2</sup>

### Agent Details

Steven Bethell - 0468 719 374  
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### Office Details

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**REAL ESTATE**

A blank canvas with options aplenty, green thumbs will love this outdoor zone and there is easily enough room here for a kid's trampoline, swing set or even a swimming pool and/or dedicated alfresco area. With so much room to expand and develop, you are only limited by your imagination here.

An exceptional opportunity for renovators and investors alike, this land and property offers endless possibilities to renovate or refurbish, all within a fantastic location, just walking distance to the very best of everything leafy, green Wanneroo has to offer. Your potential dream home awaits!

For expressions of interest, please contact Steven Bethell at [steven@xceedre.com.au](mailto:steven@xceedre.com.au) or phone 0468 719 374 for additional details.

Key Features include:

Built-in 1973

71sqm of Floor Area

468sqm of Land (approx)

Two generous bedrooms

Contemporary bathroom

Open-plan kitchen/family area with gas bayonet

Airconditioning to main bedroom and living room

Single Garage

Fully fenced rear yard with small garden shed

Security Screens

Locations (approx. distances)

Memorial Park 400m

Wanneroo Central 450m

Wanneroo Sports and Social Club 450m

Wanneroo Aquamotion 500m

Wanneroo Primary School 1.2km

Wanneroo Secondary College 1.2km

Rotary Park 1.5km

Wanneroo Showgrounds 1.5km

Wanneroo Tennis Club 1.9km

Wanneroo Markets 5.7km

*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.*