



# FOR SALE

## PROPERTY SOLD BY KARL STOPIC

### OPPORTUNITY KNOCKS – SUBDIVIDE & PROSPER!

If you are searching for a property with loads of space and potential to add value, then look no further than this large 5 bedroom, 2 bathroom fibro house, positioned on a 1012sqm duplex R20 zoned block. An ideal investment opportunity with the potential to retain the existing home and subdivide the rear block.

There's also plenty of space out the back for the kids and pets to enjoy. There's also side access for parking more vehicles and parking for a caravan and boat.

The property doubles as fantastic investment and currently has a tenant paying \$200 per week. It's only a short walk from the estuary, with local public & private schools nearby and just a short drive to the Mandurah Forum shopping centre, Mandurah train station, Peel Health Campus and the Mandurah foreshore.

#### Features & Accommodation include;

- Large home with 5 bedrooms, 2 bathrooms and 2 living areas, with generous spaces throughout
- 1012sqm duplex block with side access
- Additional parking for boat/caravan
- Kitchen has 5 burner gas cooking and plenty of bench space
- Open plan in main living areas
- Solar hot water system
- Ducted air conditioning
- Wood fire heater
- Large front veranda, carport and enclosed patio at the rear
- Large powered shed (7.5m x 6.5m approx.)
- Walking distance to the estuary and local school

For additional information or to arrange a private viewing call Karl Stopic on 0416 231 528.

5 BED | 2 BATH | 0 CAR

#### PRICE:

FROM \$249,000

#### OPEN FOR INSPECTION:

N/A



**Karl Stopic**

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