



# FOR SALE

## EASY MONEY - RETAIN AND BUILD!

All investors listen up - this could just be the deal of the year!

I'll keep it short and sweet because as we all know, time is money, so here it is:

- 4 Bedrooms and 1 Bathroom (Easily Tenatable Condition)
- 931sqm block
- Zoned R20/30
- Currently Approved for a retain and develop
- \$\$\$\$ already spent on the development
- Plans have been drawn up for rear dwelling
- Easy access for driveway to rear block

### Work Done

- Structerre Site Classification Report
- Water Corp Diagram
- Geotechnical Report
- New Home Plans for Rear
- Site Cleared & prepared for subdivision
- WAPC Approval Subject to Conditions Document

### The house itself:

- SOLD IN AS IS WHERE IS CONDITION
- Has 4 beds and 1 Bathroom in quality condition.
- 2 of the 4 bedrooms are generously sized
- Solar panels on roof for power
- 2 Living areas
- Rear Patio
- Front Gabled Carport
- 2 Toilets
- Renovated Bathroom with spa bath

As I see it, the TRUE VALUE in this one is the work that has been already done, there is little question that it can be subdivided, we have the paper work from the WAPC and we have the

4 BED | 1 BATH | 2 CAR

### PRICE:

\$325,000- \$355,000

### OPEN FOR INSPECTION:

N/A



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