



# FOR SALE

## BE QUICK TO POUNCE ON THIS! - TWO HOUSES

Click2buy all offers invited  
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<https://bit.ly/Click2buy4ColleenSt>

Call Helen Richardson 0417262788 for viewing

Here is a property that is almost ready to subdivide with the services independently connected to each property so all the work (except for Western Power Pillar) has been done for you and no strata fees.

Situated on 911 sqm, the two homes will each provide separate rental incomes. Currently on one title, this property is ready to apply to WAPC for subdivision due mid 2023.

Comes complete with:

- Sub divisional Plans
- Confirmation of zoning change - under TPS24 Shire of Gosnells
- Level of feature survey – Cook and Marsh Licensed Surveyors

The current rental income is very attractive and the long term opportunity well worth your consideration as we understand that the new zoning will be granted for R40/ R60.

Front Home –very well maintained.

- An original 1968 double brick and tile
- Three bedrooms, one bathroom
- Instantaneous gas hot water
- Gas cooktop and new electric oven
- New dishwasher
- Established front garden
- Large shed
- Ducted evaporative Air-conditioning

5 BED | 3 BATH | 4 CAR

PRICE:  
CLICK2BUY All offers invited

OPEN FOR INSPECTION:  
N/A



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