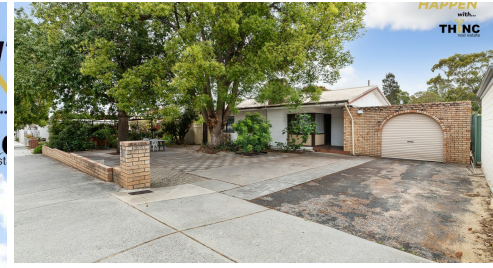


20 WINCHELSEA ROAD, NOLLAMARA, WA, 6061



**SOLD**

## UNDER OFFER | DEVELOP OR NEST - SO MUCH POTENTIAL!

Endless Possibilities: 809sqm R40 Zoned Block with Development Potential

This is a rare and exciting opportunity to secure a prime piece of real estate in the highly sought-after suburb of Nollamara. Situated on a generous 809sqm R40 zoned block, this property offers exceptional development potential, making it perfect for investors, developers, or those looking to create their dream home.

With a 20-meter street frontage, the location provides fantastic access to essential amenities, including shopping centers, public transport, highways, and even the beach, all within easy reach. The development potential here is clear, offering flexibility for future projects such as subdivision or multi-dwelling construction (subject to council approval), capitalising on the area's growth.

The existing residence offers 4 bedrooms and 2 bathrooms, including a versatile granny flat under the main roof that features its own separate bedroom and bathroom. The house is mostly in original condition, offering a blank canvas for buyers who wish to renovate and update. A new Colorbond roof has been installed, giving peace of mind for the long-term.

The spacious backyard is a standout feature, fully reticulated for low-maintenance convenience, and includes covered entertaining areas perfect for summer BBQs and gatherings. The drive-through carport/garage and additional off-street parking provide plenty of secure storage and space for a hobbyist, renovator, or family with multiple vehicles.

Close proximity to shops, parks, schools, and transport. Walking distance to the nearest bus stop, approx. 200m to the beautiful Robertsbridge Reserve. 1.5km to Mirrabooka Square. Close to Reid Highway and the Mitchell Freeway, 9km to Karrinyup Shopping Centre.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$788,000

**OPEN FOR INSPECTION:**  
N/A



**Brian Murray**  
**0414802541**  
thinc@atrealty.com.au  
[www.thincatrealty.com](http://www.thincatrealty.com)