



**SOLD**

## JUICY OPPORTUNITY TO GET INTO THE MARKET

A wonderful opportunity here for First Home Buyers and investors. Lovely 3 bedroom 1 bathroom home on a full size block of 700m<sup>2</sup> in an elevated position on the high side of the street.

- Renovated kitchen
- Great location in the popular suburb of Beechboro in the City of Swan
- Airconditioned
- Attractive timber plank flooring through living areas
- Brilliant workshop
- Garden Shed
- Semi-ensuite bathroom
- Enclosed play room
- Wrap around metal roof patio attached to the house
- Huge backyard with the option to create a block of land here (subject to approvals of authorities)
- Zoned R20/50, highly suitable for subdivision as it has sufficient side access to create a driveway through to the rear block whilst retaining the existing home. Live in the front and develop a second home at the back. Or retain the front home as an income-producing rental. Possibilities for you to think about, but what it means is this is a property with options and is bound to be viewed favourably in the market.
- 700m<sup>2</sup> (approx.) lot in the City of Swan
- 20 metre (approx) frontage.

The very popular Altone Park Shopping Centre, featuring Woolworths, Australia Post and Aldi, is in walking distance, as are the expansive playing fields of Maguire Oval and Hull Park. Altone Park Golf Course is of course very popular and 17 Small Street is handy to East Beechboro Primary School. Bus services run nearby on Maguire Avenue and Altone Road. Great transportation links nearby with easy access onto Reid Highway, Tonkin Highway and Morley Drive. Close to Swan Valley attractions and Perth Airport.

Act decisively on this one. In this price range, opportunities to buy a home on a full sized block of 700m<sup>2</sup> are a bit hard to come by and this one has a lot going for it.

**3 BED | 1 BATH | 0 CAR**

**PRICE:**  
\$442,000

**OPEN FOR INSPECTION:**  
N/A



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