



FOR SALE

RARE OPPORTUNITY IN BATEMAN

Viewing by appointment only – Contact Listing Agents Jill Groves or Chloe Leggett to book your viewing time.

A rare opportunity indeed! Set on a large corner block, this much loved family home presents a multitude of choices for one lucky buyer.

- Renovate and enjoy this architecturally inspired home in all its glory
- Demolish & subdivide to build your dream home
- Renovate & add on a granny flat for extended family use or extra income!

We are presenting this property with:

- Subdivision Application Approval by WAPC
- Professional Building & Termite Inspection Reports
- Floor plan
- RCD & Smoke Detector Compliant
- Swimming Pool Barrier Compliance with City of Melville
- Cleared space for Granny flat
- Professionally cleaned throughout
- Property being sold on an 'as is' basis

Property Details:

- Built 1973 with kitchen renovated in 2017
- 748m2 Corner Block with two driveways
- WAPC approval to subdivide into 2 lots (Proposed Lot 10 350m2, Lot 11 398m2)
- Architecturally inspired, split level floor plan with 3 good sized bedrooms, all with BIR's, 2 bathrooms, 3 toilets, open plan kitchen, dining, family room with kitchen fully renovated in 2017 with beautiful Corian bench tops & breakfast bar, double plumbed in fridge recess, soft close drawers, huge pantry, dishwasher, wall oven, electric cooktop double sinks. Separate lounge & study rooms, stunning vaulted ceiling entrance with double doors, huge laundry, loads of storage throughout. With a lick of paint & a few modifications this property will come up a treat!
- Bore reticulated gardens
- Reverse cycle airconditioning units throughout
- Solar panels & solar hot water system
- Below ground chlorine swimming pool
- Termite treatment program up to date

3 BED | 2 BATH | 5 CAR

PRICE:

OFFERS FROM \$1,450,000

OPEN FOR INSPECTION:

N/A

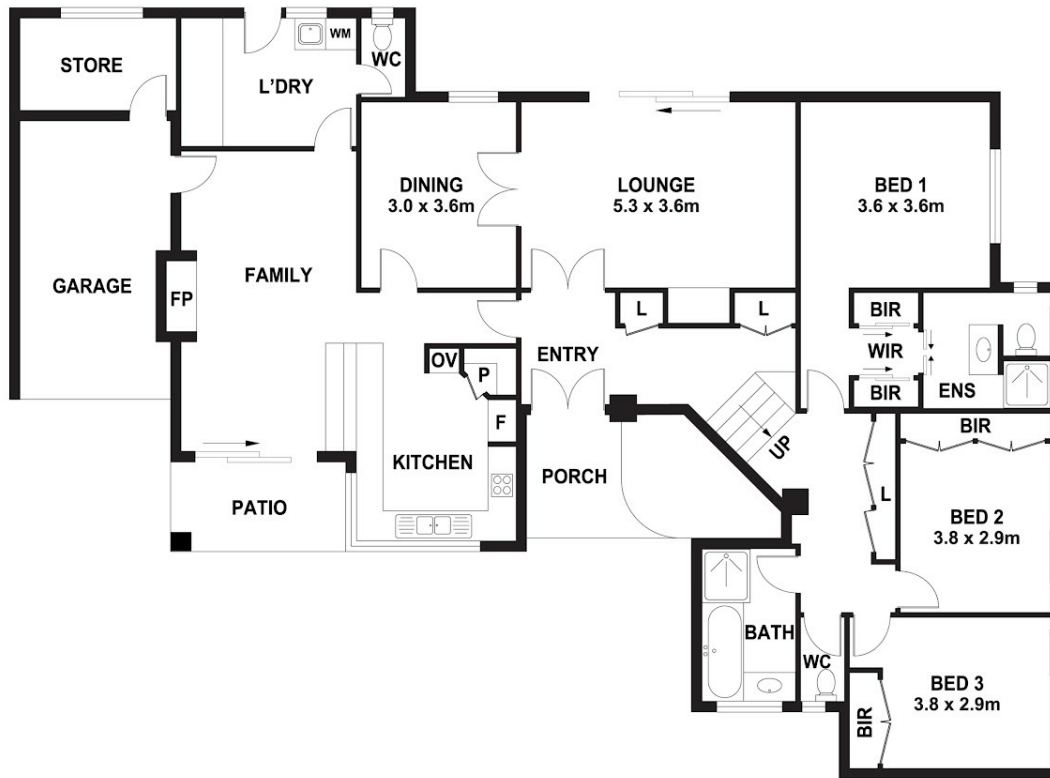


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Not to scale • All measurements are approximate • Drawn for presentation purposes only

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.