



SOLD

CORNER BLOCK LOCATED CLOSE TO KWINANA MARKETPLACE

Damien Ethell "Mr Renovation" presents to the market 23 Chisham Avenue, Parmelia:

THE STORY

We are selling this property "AS IS, WHERE IS".

Sadly the 3 bedroom 1 bathroom home was destroyed by a fire last year. The block will need to be cleared by the new owner and this leads us onto the huge opportunity for the right buyer.

THE OPPORTUNITY

Corner blocks don't come around much these days and especially ones that are such a good size, located in such a great position and with a range of potential options.

The land size of this property is 851sqm and is currently dual zoned R12.5/20. Using the 5% corner block variation and the R20 zoning this could just about put this property in line to subdivide into two lots STCA adding much more value than first thought.

The new owner could demolish the existing structure and:

- *Build their dream home taking advantage of the location and size of this large block
- *Build a first dwelling and add a granny flat to the back for rental income
- *Look to subdivide into the two lots and have two dwellings with two separate titles STCA.

With this being a corner block the two potential lots could have their own driveways or even if you decide to rebuild it gives you a side access driveway for that large workshop or shed.

THE LOCATION

Close to shops and local schools
Right next to Kwinana Marketplace shopping precinct
Close to public transport if needed

3 BED | 1 BATH | 2 CAR

PRICE:
\$420,000

OPEN FOR INSPECTION:
N/A



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