



## Ardross, 14 Polglass Way

OPEN HOME CANCELLED!!!

Proudly presented by Edward Lim

Get ready to fall in love with this incredible opportunity at 14 Polglass Way! Located in a prime spot in one of Perth's most dynamic inner suburbs, this property is bursting with potential and just waiting for your creative touch! Whether you want to renovate, rent out, or start fresh with a luxury new build, this expansive 728sqm block offers endless possibilities.

Sure, the existing home is sold "as is", but that's where the fun begins. Imagine building your dream home on this perfect plot with rear northern exposure, soaking up the sun all year round. Or keep the charming, all-original 1964 home and enjoy its classic appeal while you plan your next move. With an 18.1m frontage and a level, rectangular site, the possibilities are endless. Plus, you're just minutes from Fremantle and the Perth CBD.

4 1 3

### For Sale

\*\*FROM MID \$1M'S ++

### View

[ljhooker.com.au/5F73FFB](http://ljhooker.com.au/5F73FFB)

### Contact

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Victoria Park | Belmont  
(WA)  
(08) 9473 7777**



The current home is a delightful single-level, extended brick-and-tile beauty, featuring multiple living areas, four spacious bedrooms, and one bathroom. It's surrounded by lush, mature trees and established gardens, offering a huge backyard with a large shed and a single garage - perfect for families, gardeners, or anyone who loves a bit of extra space.

But it's not just the property that makes this a fantastic find. It's also the community! This home is within walking distance of Mt Pleasant Primary, Ardross Primary, and Applecross High School, and close to the vibrant Westfield Booragoon shopping precinct, public transport, and the Mt Pleasant Bowling Club. Everything you need is right at your doorstep!

#### The Home & What We Love?!

- \* Amazing Location & Fantastic Lifestyle Living
- \* Year Built: 1964, Block Size: 728m2, Build Up Area: 246m2 with R20 Zoning
- \* Spacious & Well Proportioned
- \* Both front and back yard
- \* Secure fenced and gated rear area
- \* So Private, Peaceful
- \* Easy access to nearby public transport
- \* Estimated rental: \$750-\$770/wk

#### Outgoings:

- \* Council Rates: \$1,772.67 (FY24-25)
- \* Water Rates: \$1,108.43 (FY23-24)

Opportunities like this are as rare as they come, and with the market as dynamic as it is, this property won't be available for long. Whether you're looking to build your forever home, invest for the future, or simply enjoy a fantastic slice of Perth life, 14 Polglass Way is the place to do it.

\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

## More About this Property

<b>Property ID</b>	5F73FFB
<b>Property Type</b>	House
<b>Land Area</b>	728 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Fully Fenced Remote Garage

**Edward Lim 0408 929 655**

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