

Beechboro, 483 Beechboro Road North

9 bedrooms | Wheelchair friendly convenience home and location

9 1 23

For Sale
End Date Sale

View
ljhooker.com.au/PEPFF4

Contact
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This residential property is now available for sale (* Price guide is \$1.7M)

Large home | Investment | Apartment potential | Group development potential | 300 sqm building | 1800 sqm land

END DATE SALE - All offers * will be presented on the 27th of June 2024 UNLESS SOLD PRIOR

Make your own workshop and office and improve your business from home

Special use convenience location with current shire permission for a variety of use

Plenty of opportunities in this 'Blue Chip Beechboro Location' of the popular Timberlane



LJ Hooker Mirrabooka
(08) 9344 5577

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.

Estate

// Features (The building has NDIS capability)

- * 2 TV
- * Retic
- * Alarm
- * Secure
- * 22 Car bays
- * 14 Split system AC (new)
- * Electric roller gate entry
- * Approximately 1807 sqm land
- * Zoning is Residential ZR20 / ZR50
- * Potential uses Business or Residential
- * Approximately 300 sqm of interior building area
- * Spacious with two separate wheel chair access ramps
- * 12 Vanity cabinets commercial grade (new) 9 Bedrooms 2 Toilets (1 disabled) 1 Bathroom (disability safe bath with a wheel chair access large hobless shower)
- * Extra large spacious car garage plus much extra parking available including separate driveway entry and access

High ceilings amazing spaces this property is a very spacious home that could become a profitable airbnb or NDIS location and was previously run for many years as a popular medical centre

// Summary

Keep the building and make any other improvements you like or knock it down and go for gold

36 metres wide 49 metres deep this rectangular Property has a residential zoning with special use approval and the potential to be subdivided into several separate residential lots subject to WAPC approval for sale and profit

This is a unique opportunity to acquire an ideally located property next to popular amenity in the Perth Northern Central Corridor with the option to lease the current Improvement or demolish and sell subdivisions build or simply enjoy as it is and expand at your desire

Potential rent +\$1000 per week | Functional location | Easy care | Nearby parks shops amenity

A suitable opportunity for home owners developers investors or business minded people

Built : 1972

Extension Built : 2004

Land : (approximately) 1807 sqm

Interior : (approximately) 300 sqm

Frontage : 36 metres

Depth : 49 metres



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T&C'S :

- * End Date Sale - Offers presented 27 | 06 | 2024
- * The sellers reserve the right to accept an offer prior to the End Date Sale process
- * Finance offers welcome (A written pre-approval will assist you in the offer process)
- * Building & Termite inspections are welcome
- * Flexible settlement time frames available
- * Subject to sale offers possible

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Disclaimer:

In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct

The accuracy of the information provided to you written or verbal cannot be guaranteed
If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you

More About this Property

Property ID	PEPFF4
Property Type	House
House Size	300 m ²
Land Area	1800 m ²
Including	Air Conditioning Toilets (2) Alarm Courtyard Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Bore retic

Edi Carver 0438 933 506

Senior Sales Executive | edward.carver@ljhooker.com.au

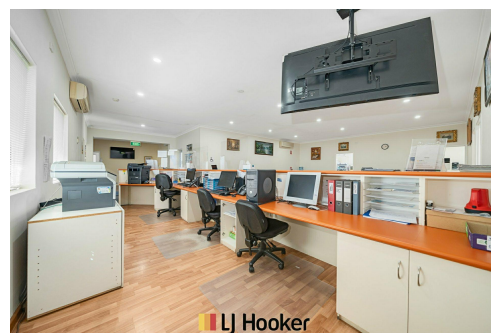
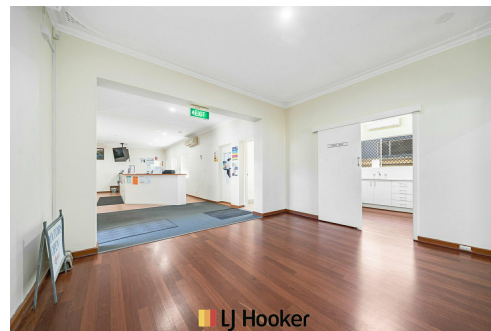
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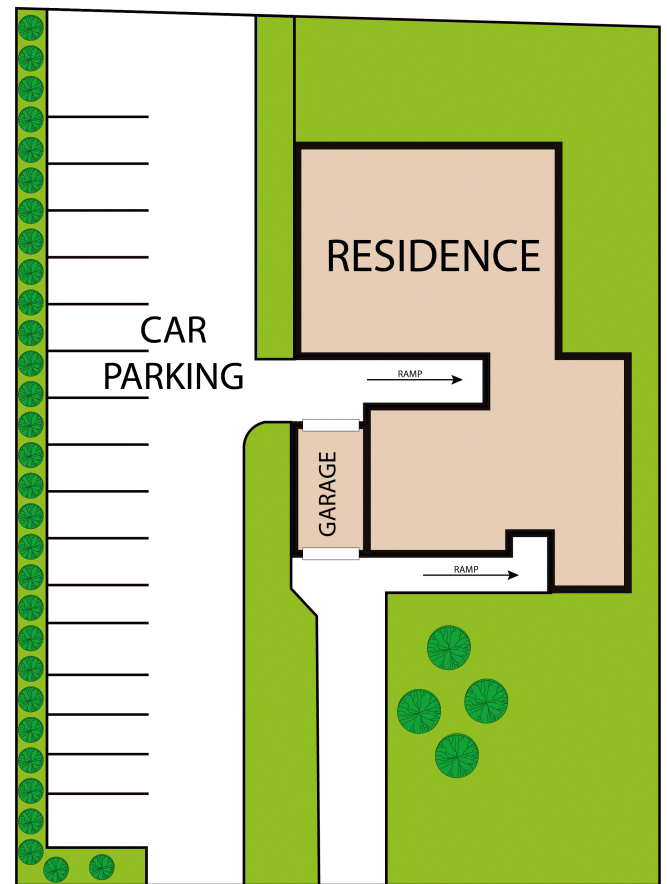
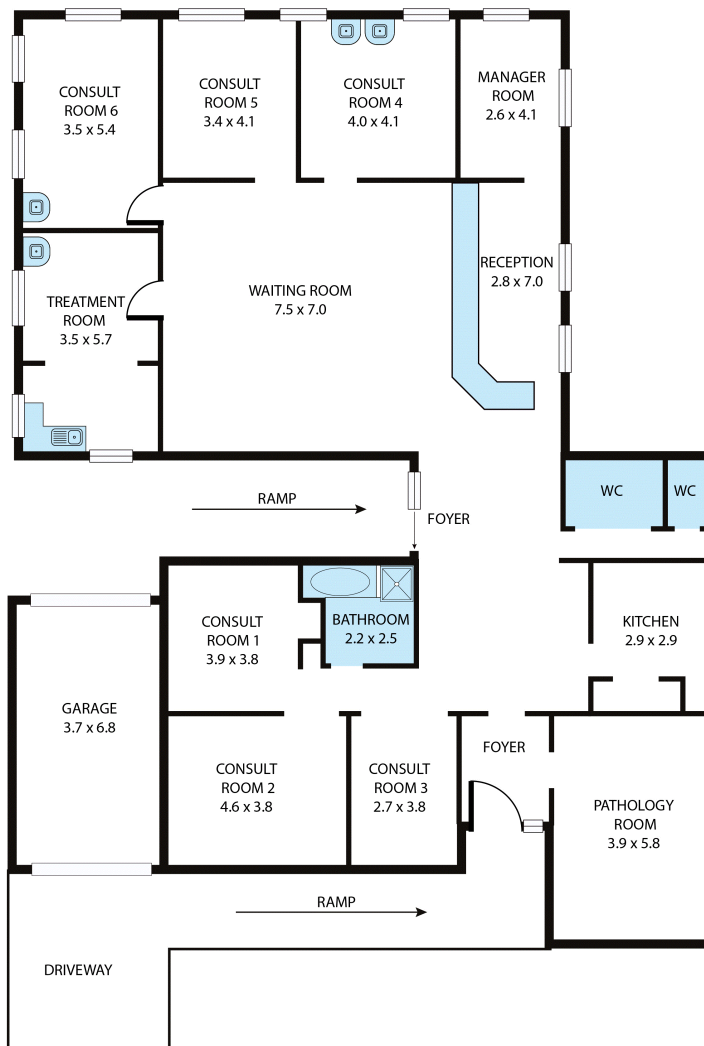
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483 Beechboro Road N, Beechboro WA 6063

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

BUILT AREA : 326m²