



Champion Lakes

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A Rare Champion Lakes Opportunity —3.55ha Lifestyle Property with Multiple Income Streams

FOR SALE

Expressions of Interest

AGENTS

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AGENCY

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

Nestled at the end of a peaceful cul-de-sac in the highly sought-after Champion Lakes area, this exceptional 3.55-hectare property offers the perfect balance of space, lifestyle, and income potential. Whether you're seeking a tranquil retreat for your family or a savvy investment opportunity, this unique property is sure to impress. Boasting multiple dwellings, expansive grounds, and valuable commercial income, it delivers both comfort and financial rewards.

Property Highlights:

- Expansive 3.55ha block, fully fenced and beautifully maintained with full reticulation
- Picturesque island pond with waterfall and koi fish
- Two 1,000L firefighting water tanks for added safety
- Established fruit trees including mango, lemon, mulberry, mandarin, and orange
- Small creek running along the rear boundary

Main Residence:

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**

- 3 bedrooms, 1 bathroom, and 2 spacious living areas
- Well-appointed kitchen and laundry
- Solar panels and solar hot water system for energy efficiency
- Wrap-around veranda ideal for relaxing and entertaining
- Indoor heated pool for year-round enjoyment

Additional Income-Producing Dwellings:

- Second House: 3 bedrooms, 1 bathroom, kitchen and laundry - currently leased at \$350/week (periodic)
- Granny Flat: 1 bedroom, 1 bathroom, kitchen/dining - currently leased at \$250/week (periodic)
- Commercial telecommunications tower lease providing strong passive income

Infrastructure & Extras:

- Massive 24m x 21m shed featuring:
- 11.66kW solar system with 48 panels
- Gen24 BYD 20kW battery system
- Watt Pilot electric car charger
- 3-phase power and large industrial compressor

This remarkable property combines serene lifestyle living with outstanding rental and commercial income streams. A rare offering in Champion Lakes - seize this opportunity before it's gone!

CONTACT JAY NICOLAOU TODAY to arrange a private viewing - 0408 929 655.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details listed do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract.

MORE DETAILS

Property ID	5GAUFFB
Property Type	House
Land Area	35500 m2
Including	Air Conditioning
	Pool
	Fire Place
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels
	Solar Hot Water
	3 Phase Power
	Pool
	Security System

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