



3 Kelly Street, Cloverdale

DEVELOPERS, INVESTORS & LAND BANKERS - OPPORTUNITY KNOCKS!

Set in a quiet cul-de-sac surrounded by ongoing redevelopment, this 746sqm R20/R40 development-zoned block presents a rare and exciting opportunity in a high-growth pocket of Cloverdale.

- ***NOTE: THIS HOME HAS A CURRENT APPROVAL FROM COUNCIL ON IT FOR A FAMILY DAY CARE CENTRE - UP TO 7 CHILDREN**

VIEWINGS ONLY BY APPOINTMENTS

- *** Should you wish to make a non binding offer, please copy and paste this link below into your browser and follow the prompts**

<https://prop.ps/l/AAceZxK37jXW>

The existing solid 1963-built family home is in liveable condition but does require a little TLC, making it ideal for those wanting to renovate, rent, land bank, or redevelop (STCA). With strong fundamentals and generous proportions, the options here are truly endless.

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Victoria Park | Belmont (WA)

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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

PROPERTY HIGHLIGHTS

- " 746sqm development-zoned block —R20/R40
- Wide frontage with excellent future potential
- Potential for 3 lots site, or 2 larger lots STCA
- Quiet cul-de-sac location amongst other multi-site developments

EXISTING HOME FEATURES

- Built circa 1963 and improved over the years
- Huge front main bedroom with renovated ensuite and extensive storage
- Large formal lounge with tiled flooring
- Open-plan kitchen, living and dining area
- Separate laundry with direct access to the undercover triple carport
- Additional rear access for extra vehicles, trailers or toys
- Three additional bedrooms plus family bathroom
- Three toilets, including one external
- " Double garage with drive-through access to the backyard
- " Massive 5.5m x 5.5m powered workshop (does have an air-conditioning unit installed, never used —sold as is)

ADDITIONAL FEATURES

- Abundant storage cupboards throughout the home
- Roller shutters to all front windows
- Two split-system air conditioners
- Expansive gabled patio, perfect for entertaining
- Bore on site (never used)
- Solar panels - (never used - not sure if working)

ENDLESS POSSIBILITIES

- Renovate and enjoy the space and character
- Renovate and rent while planning future development
- Land bank in a rapidly evolving area
- Demolish and develop (subject to relevant approvals)

LOCATION BENEFITS

Exceptionally well positioned close to Belmont Forum, Reading Cinemas, cafes and eateries, public transport, Perth Airport, and the new DFO precinct.

Approximately 10km to the Perth CBD, with easy access to Crown Casino, Optus Stadium and the Swan River.

This is a strategic buy in a suburb on the move, just perfect for those with vision and foresight.

Register your interest with Diane or Jason today

Opportunities like this don't last long.

Council Rates PA - \$1,928.59

Water rates PA - \$1,274.29

MORE DETAILS

Property ID	5GN2FFB
Property Type	House
Land Area	746 m2
Including	Toilets (3)

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