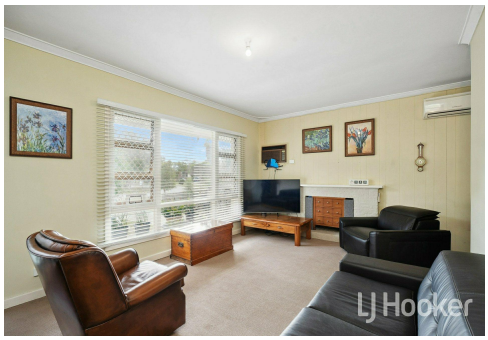
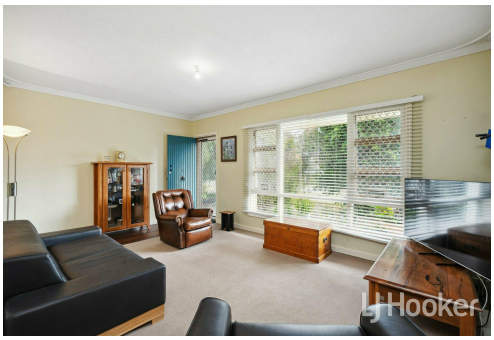









# Cloverdale, 32 Wendron Street

## Developer's Dream Corner Block

3 1 1

**For Sale**
Please Call

**View**
ljhooker.com.au/5EPQFFB

**Contact**
**Jason Chan**
0422 171 869
jason.chan@ljhvicpark.com.au

Presented by Jason Chan

Welcome to 32 Wendron Street, Cloverdale, WA 6105

Discover the potential of this 3-bedroom, 1-bathroom home, perfectly positioned on an 837 m2 corner block. This unique property presents an exceptional opportunity for subdivision into three blocks (subject to council and WAPC approval), making it a dream come true for developers and renovators alike.

Prime Location:

Enjoy the convenience of walking to Forster Park and nearby nature spots. The bus station is just a 5-minute stroll away, making commutes easy and accessible. For shopping and entertainment, Belmont Forum is only a quick 5-minute drive, placing all essential

LJ Hooker

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

**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.

amenities right at your fingertips.

The Home & What We Love?

* Built-in 1966, offering classic charm with modern potential
* Spacious front and back yards with ample parking
* Generously sized, well-proportioned 3 bedrooms and a roomy living area
* Functional kitchen with an electric stovetop and plenty of storage
* Enormous backyard, perfect for entertaining or future developments
* Solar panels to reduce energy costs
* 3 split-system air conditioners in the living room and bedrooms
* Reliable gas hot water system
* Estimated rental income: $620-$640 per week
* Selling in "As Is" condition, offering the buyer control over future improvements

Unmatched Convenience:

* Close to key amenities: Belmont Forum Shopping Centre (2 km), Cloverdale Primary School (2.7 km), Belmont City College (3 km)
* Easy access to public transport: bus stops just 400 m away
* Short drive to Perth CBD (13 km), Costco, and DFO (5.5 km)

Outgoings:

* Water rates: $1,048.49 (FY 2023/2024)
* Council rates: $1,413.17 (FY 2023/2024)

Don't Miss Out:

Opportunities like this are rare. To explore this home and its endless possibilities, contact Jason Chan at 0422 171 869. Make 32 Wendron Street your next project or dream home, and experience the perfect blend of location and potential.

Inspection by appointment only

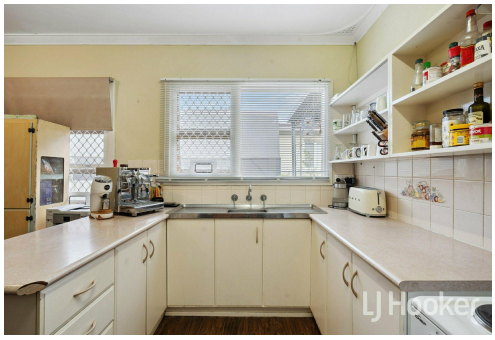
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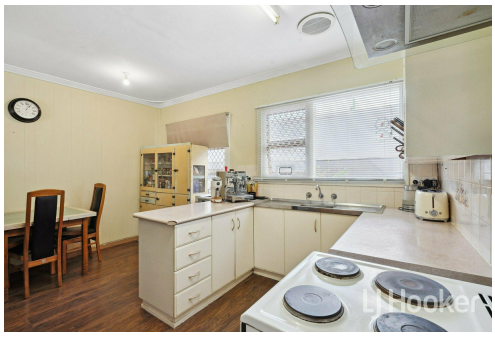









## More About this Property

| | |
|---|---|
| **Property ID** | 5EPQFFB |
| **Property Type** | House |

**Jason Chan 0422 171 869**
Sales Consultant | jason.chan@ljhvicpark.com.au

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