







55 Towie Street, Cloverdale

Unlock the Potential: Renovate & Value-Add on a Big Block!

Proudly presented by Jason Chan

Some properties simply overflow with opportunity from the moment you arrive. Maybe it's the quiet, low-traffic street setting, the massive 711 sqm block of land stretching out before you, or the way ultimate FIFO convenience blends so effortlessly with a family-friendly neighbourhood feel. At 55 Towie Street, you will quickly discover this is more than just a house - it is a golden ticket for flippers, handy first-home buyers, and astute investors ready to manufacture instant equity.

Nestled in a peaceful pocket of Cloverdale, this classic 1965-built brick home offers a solid and practical foundation. It is the perfect blank canvas for anyone looking to roll up their sleeves, inject some well-deserved TLC, and reap the rewards of a satisfying renovation project. Whether you are looking to modernise the existing layout or completely transform the space, this home is designed to let your property ambitions run wild.

Inside, the highly functional 3-bedroom, 1-bathroom floor plan provides a welcoming and practical layout for daily living. The

3 1 1

FOR SALE
From $750,000

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LJ Hooker

separate bedrooms offer a quiet retreat from the main living zones, waiting for your personal cosmetic updates to truly bring them to life.

What truly sets this property apart, however, is the incredible outdoor space. Sitting on a large 711 m2 block, the future value-add opportunities here are immense. The excellent backyard serves as a massive arena of potential - giving you ample room to build a huge workshop, drop in a sparkling below-ground pool, or construct a standalone granny flat to generate a lucrative dual-income stream (Subject to Council Approval).

Parking and external storage are easily catered for with a practical 1-carport layout alongside plenty of additional driveway space for vehicles, trailers, or trade equipment.

The lifestyle surrounding this location offers unmatched convenience. Nestled away from the hustle and bustle, you are still just moments from major retail and transport hubs. It is an absolute dream location for FIFO workers requiring rapid, hassle-free access to the Perth Airport terminals, Costco Wholesale, and the DFO. The vibrant Belmont Forum Shopping Centre is a quick 6-minute drive away, putting a diverse array of retail, dining, and entertainment options right at your fingertips. Plus, with fast access to major arterial roads, your city commute is a breeze-ensuring an easy 15 to 20-minute drive (approx. 13 km) straight into the Perth CBD.

The Property & What We Love?!
- Built 1965 | Massive 711 m2 block of land
- Perfect blank canvas for a highly rewarding renovation project
- Practical layout featuring 3 Bedrooms | 1 Bathroom | 1 Carport
- Brand New Stove
- Quiet, low-traffic, and family-friendly street setting
- Incredible backyard space with endless potential to value-add
- Room to build a massive workshop, pool, or dual-income granny flat (STCA)
- Exceptional location for FIFO workers with quick airport and wholesale hub access
- Only a 7-minute drive to retail and dining at Belmont Forum
- Easy city commute via major roads, approx. 15-20 minutes to Perth CBD
- An ideal opportunity for flippers, handy first-home buyers, and investors

Outgoings:
- Council Rates (Approx.): $1,536.06 (FY 25/26)
- Water Rates (Approx.): $1,098.58 (FY 25/26)

Offering a rare blend of massive land size, solid structural potential, and unbeatable suburban convenience, 55 Towie Street presents an exciting, lucrative opportunity to secure a quality project in a prime, highly connected location.

For more information or to explore the endless potential of this property, contact listing agent Jason Chan at 0422 171 869.

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT PLEASE USE THIS URL
https://prop.ps/l/aLx65CaeAwqz

Disclaimer: 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 conduct their own investigations. Please note that some images presented in this advertisement feature digital enhancement and virtual staging. The furniture and styling items depicted have been digitally added for illustrative purposes only to demonstrate the property's potential

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layout and space.

MORE DETAILS

Property ID	5GYAFFB
Property Type	House
Land Area	711 m2
Including	Close to Shops
	Close to Transport

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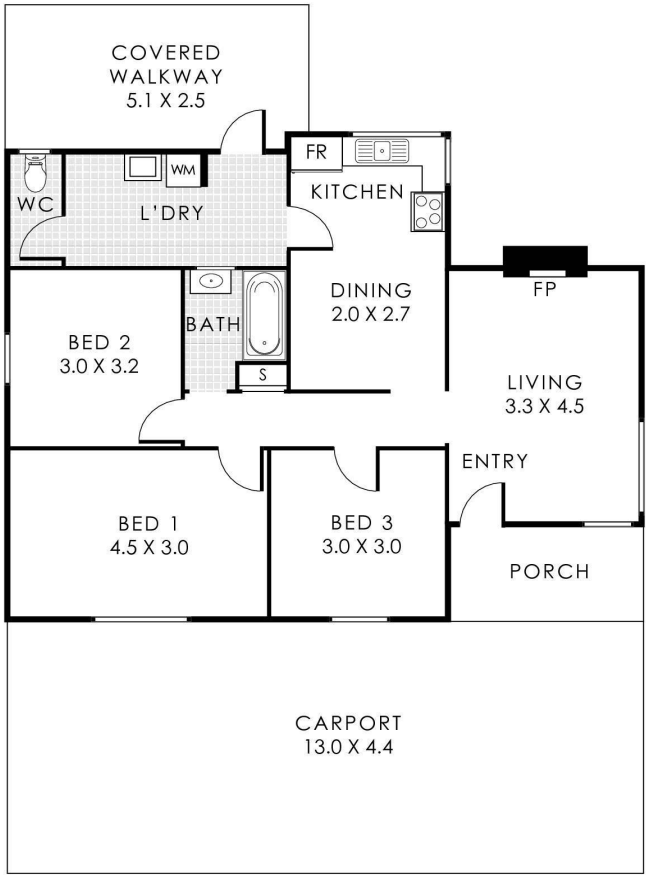


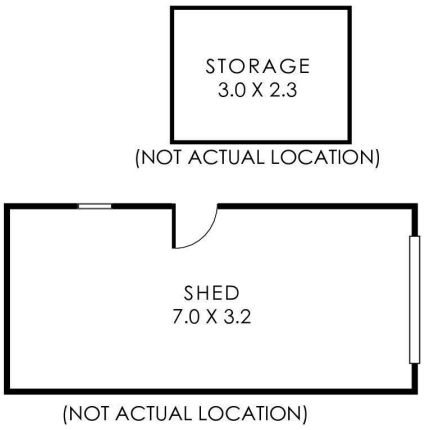


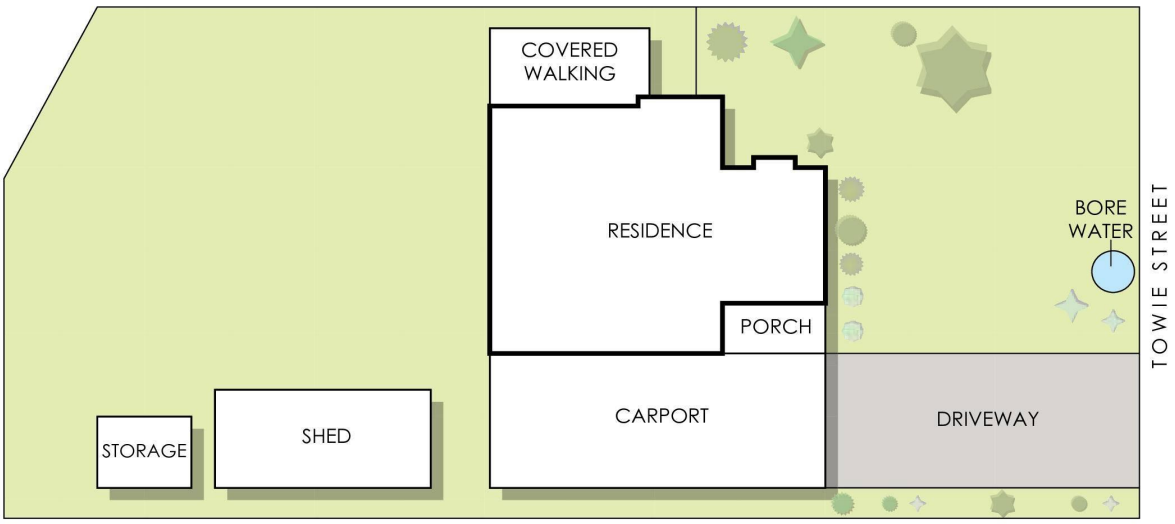




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Residence 82m² | Carport 57m² | Porch 6m² | Storage 7m² | Shed 22m² | Covered Walkway 13m²

Total Area 187m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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