






3 Clubb Avenue, Daglish

Opportunity in abundance on Prime Daglish Block!

Set on a generous 822sqm block opposite parklands, this charming 3-bedroom home is all about opportunity. Whether you're looking to renovate, extend, add a granny flat, rebuild or simply landbank for the future - this is the kind of property that rarely comes around and never lasts long.

Behind its modest facade sits a home filled with warmth and character, offering expansive, comfortable living with plenty of scope to make it your own. The centre-piece of the home is the fully functional wood burner, creating warmth throughout the home on those chilly days. The expansive backyard is where things really get exciting - a blank canvas with space to grow, entertain, or completely transform into your dream home. A large shed positioned at the rear of the block that can be used for extra storage, a workshop, office or even a kids play room!

Perfectly positioned in a tree-lined street, surrounded by quality homes and a strong sense of community, this is lifestyle buying at its best. A place where you can slow down, spread out and still be moments from everything Shenton Park, Subiaco and the Western Suburbs have to offer.

3  1  1 

FOR SALE
Low to Mid \$2 Millions

VIEW
By Appointment

AGENTS
Sam Wright
0412 510 223
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AGENCY
LJ Hooker Subiaco
(08) 9382 3959

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**

Charming, versatile and packed with potential - this is your chance to secure a slice of Daglish with endless upside.

THE HOME

- 3 bedroom
- 1 bathroom
- Living / dining
- Kitchen
- Laundry
- Single level home
- Built circa 1969
- Completely Renovated in 2014

FEATURES

- Spacious living area with plenty of natural light
- Wood burner
- Functional kitchen with ample storage and bench space
- Three well-sized bedrooms
- Central bathroom servicing the home
- Large backyard with endless possibilities
- Generous 822sqm block

OUTSIDE FEATURES

- Expansive rear yard - housing a shed and a patio for entertaining
- Room for kids, pets or future development (STCA)
- Property equipped with bore water reticulation

PARKING

- Up to 4 car spots available
- Driveway access through to the rear garage

LOCATION

- Walking distance to Daglish Train Station for an easy CBD commute
- Coles and Shenton Quarter is literally just a few minutes' walk across the road
- " A five minute drive to Subiaco's café, restaurant and shopping precinct
- Close to beautiful local parks including Cliff Sadler Reserve and Mueller Park
- Within the sought-after Shenton College catchment
- Easy access to the Perth CBD, Kings Park and major transport routes
- Surrounded by tree-lined streets and a strong community feel
- Short drive to hospitals including Sir Charles Gairdner and Perth Children's Hospital
- " Nearby to Wembley's café scene and local amenities
- Close to quality primary schools and childcare options

TITLE DETAILS

- Lot 70 on Plan 7468
- Volume 259 Folio 48A

OUTGOINGS

- Council Rates- \$4,186.09 per annum approx.
- Water Rates- \$1,838.27 per annum approx.

For more information or to arrange a viewing, contact Samantha Wright today!

DISCLAIMER

This information is provided for general information purposes only and is based on information supplied by third parties including the seller and relevant authorities. While believed to be accurate, interested parties should rely on their own enquiries.

MORE DETAILS

Property ID 8D5HNF
Property Type House
House Size 157 m2
Land Area 822 m2

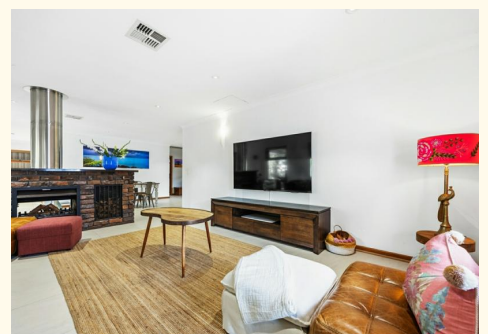
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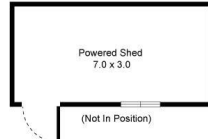
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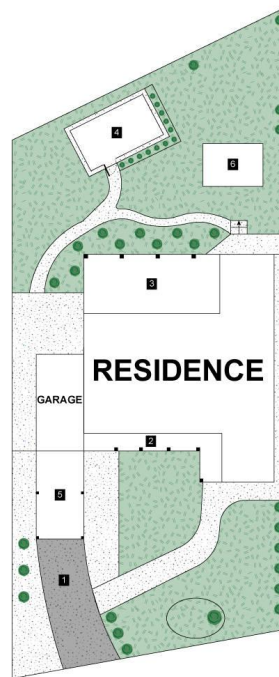
 3 Bed
  1 Bath
  2 Car



FLOOR PLAN



POWERED SHED



LEGEND

1. Driveway
2. Verandah
3. Alfresco
4. Powered Shed
5. Carport
6. Outdoor Seating Area

Internal : 157m²
 External : 83m²



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