







8 Barbel Close, East Cannington

Big block, parkside position & exciting future potential!

Presented by Shagun Ahuja of LJ Hooker Victoria Park-Belmont (WA)

Positioned in a quiet cul-de-sac directly facing a park, this is an opportunity for buyers who can see beyond the existing home and recognise the value of a generous 700sqm block in a well-connected location.

Offering three bedrooms, one bathroom and a two-car carport, this property is a genuine blank canvas ready for someone to roll up their sleeves, add some TLC and unlock its potential. Whether you're looking to renovate and move in, secure a property to lease out, or explore the possibilities of the sizeable backyard, there is plenty of scope to make this property your own.

The real highlight, however, is the land. With a generous 700sqm allotment zoned R20, the property offers space, flexibility and exciting possibilities for the future. There's ample room at the rear to explore the addition of a granny flat, subject to relevant approvals, while future subdivision opportunities may also be worth investigating as planning policies evolve. Buyers should undertake their own due diligence with the relevant authorities regarding zoning, subdivision and

3 1 2

FOR SALE
From $769,000

VIEW
Sat 21st Nov @ 11:15AM - 11:45AM

AGENTS
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

development potential.

Location is another major winner! Enjoy the peace and privacy of a cul-de-sac with a park right across the road, while remaining just a short drive from Westfield Carousel, Beckenham Train Station and key arterial roads, including Welshpool Road and Leach Highway. Everyday convenience and connectivity are right at your doorstep.

Whether you're an owner-occupier looking for a home to renovate and personalise, an investor searching for a value-add opportunity, or a buyer with an eye on future development possibilities, this property deserves your attention.

Property Highlights:
- Generous 700sqm block
- R20 zoning
- Three-bedroom, one-bathroom home
- Two-car carport
- Quiet cul-de-sac location
- Park-facing position
- Blank canvas with scope to renovate and add value
- Spacious backyard with potential to explore a granny flat, subject to approvals
- Future subdivision potential worth investigating, subject to planning requirements
- Convenient access to Westfield Carousel, Beckenham Train Station, Welshpool Road and Leach Highway
- SOLD AS IT IS

Properties offering this combination of block size, park-side positioning and convenience are well worth a closer look. Bring your vision, explore the possibilities and make the most of what this East Cannington address has to offer.

Outgoings:
Council Rates - Approx $2000 per annum
Water Rates - Approx $1,150 per annum

IF YOU WOULD LIKE TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT, PLEASE USE THIS URL
https://go.propps.com/l/AYUHdp767dPT

- Disclaimer: While every care has been taken in preparing this advertisement and the approximate outgoings, the information provided has been supplied by the seller and the seller's agent in good faith. However, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers should make their own independent enquiries to satisfy themselves on all relevant matters. Images are for illustrative purposes only







MORE DETAILS

Property ID	5H8PFFB
Property Type	House
Land Area	700 m2

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