



31 Nethercott Street, Huntingdale

## Well-presented Family Home with Retain and Build Potential (STCA).

Perfectly tucked away in a quiet, family friendly cul de sac and directly opposite a serene park, 31 Nethercott Street delivers the ideal combination of comfort, lifestyle and future potential. Set on a generous 690sqm R35 block, this well maintained 3 bedroom home offers the rare opportunity to retain the existing residence and subdivide (STCA), making it an appealing choice for families, first home buyers, investors and developers alike.

Step inside to a warm and inviting formal lounge, complete with split system air conditioning and a gas bayonet - a cosy retreat for everyday living. The well appointed kitchen offers excellent storage, a dishwasher and an adjoining meals area, creating a practical and functional hub for the household.

Accommodation is generous throughout, with a spacious master bedroom featuring triple robes and a ceiling fan, while the two minor bedrooms also include ceiling fans for year round comfort. The family bathroom is neat and functional with a separate bath and shower, plus a separate toilet for added convenience.

3 1 2

### FOR SALE

Set For Sale on 6th July (unless sold prior)

### VIEW

Thu 2nd Jul @ 5:00PM - 5:30PM

### AGENTS

Shagun Ahuja  
0439 399 955  
shagun@ljhvicpark.com.au

### AGENCY

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

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

Outdoors, the home continues to impress. The undercover patio provides a fantastic entertaining zone, flowing out to a lush rear garden complete with a charming gazebo - perfect for weekend gatherings or quiet relaxation. A powered workshop adds versatility for hobbyists or extra storage, while the drive through double carport and additional open parking ensure ample space for multiple vehicles.

The location is a standout. You're just a quick drive to Thornlie Square Shopping Centre and Thornlie Train Station, giving you easy access to retail, dining, transport and everyday essentials. Schools, parks and local amenities are all close by, making this a wonderfully convenient place to call home.

With its generous landholding, flexible zoning and strong lifestyle appeal, this is a property that offers both immediate comfort and long term upside.

Move in, rent out, or unlock the development potential - opportunities like this are increasingly hard to find in Huntingdale.

Rental Potential: \$730 - \$760 per week

Outgoings:

Water Rates - \$1,000 per annum approx

Council Rates - \$2,200 per annum approx

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT, PLEASE FOLLOW THIS URL

<https://prop.ps//SsoXvpBL02St>

- \* 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	5H0EFFB
Property Type	House
Land Area	690 m2

**Shagun Ahuja 0439 399 955**

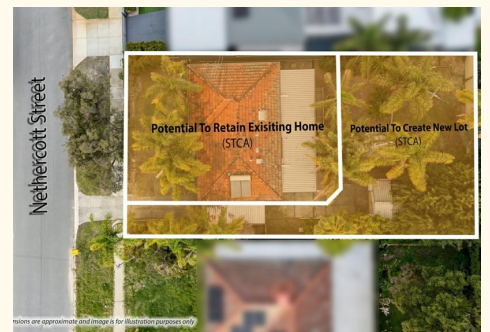
Sales Consultant | [shagun@ljhvicpark.com.au](mailto:shagun@ljhvicpark.com.au)

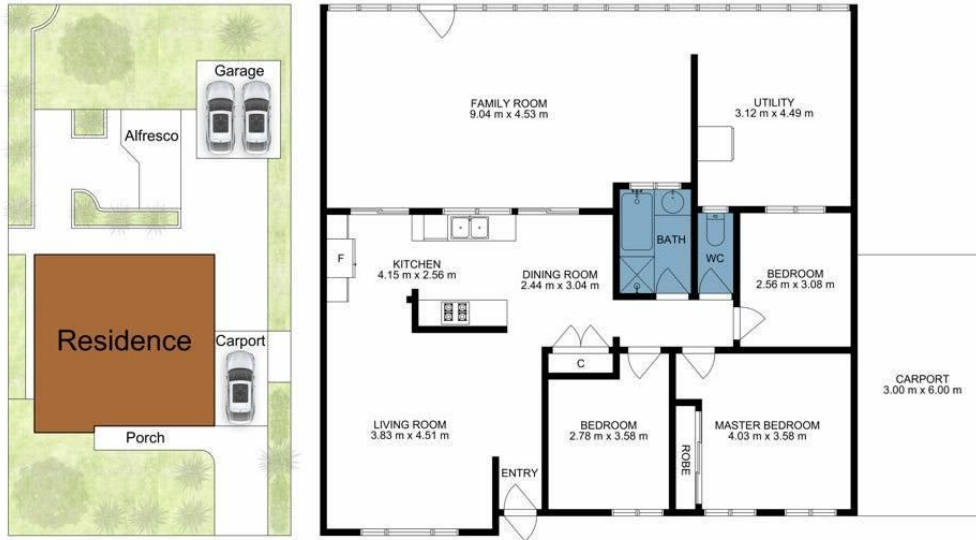
**LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777**

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