

Huntingdale, 41 Shamrock Way

Potential Retain and Build

4 bedroom 2 bathroom home being sold AS IS.

R30 corner block density bonus may apply.

On approx 1000sqm block with potential to retain and build or if the house is demolished, it is a potential triplex site (subject to council approval).

Sunken front lounge and dining.

Kitchen, family and computer nook.

Double garage.

Side access to back.

Master bedroom with walk in robe.

4 2 2

For Sale
Please Call

View
ljhooker.com.au/85UHA2

Contact
Anthony Crutchley
0400 238 850
anthony.crutchley@ljhooker.com.au



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.

LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

Pre-sell building and pest inspection reports available.

Excellent location, backing onto Huntingdale Primary School and close to shops and public transport.

Shire Rates approx \$1,940 pa.

Water Rates approx \$1,135 pa.

Built approx 1982.

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More About this Property

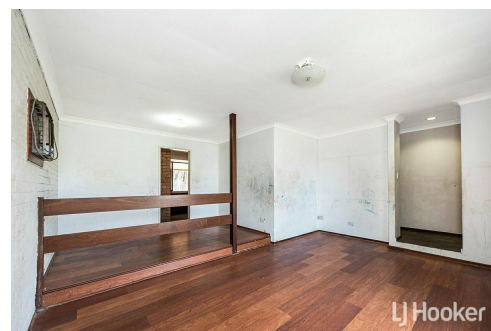
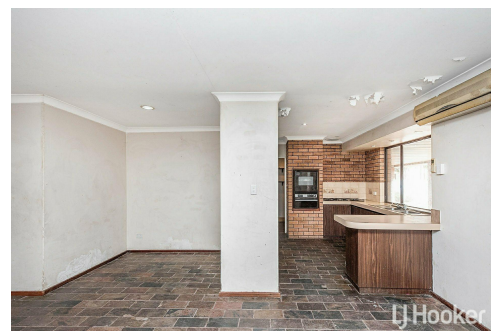
Property ID	85UHA2
Property Type	House
Land Area	1000 m ²

Anthony Crutchley 0400 238 850

Sales Representative | anthony.crutchley@ljhooker.com.au

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