



84 Streich Avenue, Kelmscott

DIAMOND IN THE ROUGH

Approx. 1,070m²; Block | Approx. 20m Frontage | R40 Zoning

Don't judge this property by appearances — the real value lies in the possibilities.

SOLD ON A AS IS BASIS.

Set on an impressive approximately 1,070m²; block with an approximately 20-metre frontage, this property presents an exciting opportunity for investors, developers, renovators and astute buyers looking to unlock its full potential.

With R40 zoning, the property offers a range of possibilities, subject to the relevant planning and Council approvals. Whether you choose to renovate, extend, develop or start afresh, there is plenty of scope to create value.

Explore the possibilities

1. Renovate & Hold:-

Give the existing three-bedroom home some attention and enjoy the potential for long-term capital growth.

3 1 1

FOR SALE
FROM \$829,000

VIEW
By Appointment

AGENTS

John Connell
0417 951 655
john.connell@ljhooker.com.au

AGENCY

LJ Hooker Harrisdale
(08) 9398 4000

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.



2. Renovate & Sell:-

Refresh the existing property and take advantage of the opportunity to improve its appeal and resale value.

3. Renovate & Extend:-

Add to the existing home to create a larger residence — potentially incorporating the front portion of the property into a dual-key or additional living/rental arrangement, subject to approvals. A subdivision may not be required for this option.

4. Develop the Site:-

For those looking at development potential, the existing home could be removed and the land potentially subdivided under the applicable R-Code requirements, subject to Council and planning approvals.

Location & Opportunity:-

With all essential services available and a convenient location close to central Kelmscott, this property offers the combination of land, zoning and location that savvy buyers look for.

There's no denying that this property needs some imagination — but look beyond the current presentation and you may discover a genuine diamond in the rough.

Cut the diamond, and I'm sure it will shine brightly.

For further information or to arrange an appointment to view, please contact John Connell on 0417 951 655.

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

MORE DETAILS

Property ID	30FJ00
Property Type	House
Land Area	1070 m2

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