



Kenwick, 124 Kenwick Road

UNDER OFFER

4 1 4

For Sale
Under Offer By Saleh Manhy

View
ljhooker.com.au/5FF3FFB

Contact
Saleh Manhy
0432 609 798
saleh@ljhvicpark.com.au

UNDER OFFER

Spacious 732m2 Block | Solid 4 Bedroom House | Prime Location

If you're looking for a solid property with fantastic development potential, this 4-bedroom, 1-bathroom home in Kenwick is just what you've been waiting for!

Situated on a generous 732m2 lot with R20/R30 zoning, this property offers incredible flexibility for investors, developers, and homeowners alike.

Investment Appeal

With an estimated rental of \$580 to \$610 per week in today's market, this property represents a sensible investment decision. An excellent "set-and-forget" with immediate



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

income.

Development Potential (Subject to Council Approvals)

The opportunities here are extensive, and the choice is yours:

- * **Keep the Current Home:** Retain the existing 4-bedroom residence, subdivide the land, and build an additional home at the back. An ideal setup for dual-income potential.
- * **Build a Granny Flat:** Capitalize on the spacious backyard by adding a granny flat. Perfect for extra rental income, multigenerational living, or guest accommodation.
- * **Demolish & Rebuild:** Start fresh by subdividing the block. You can build two brand-new homes to sell, lease, or live in.
- * **Subdivide & Sell or Build:** Subdivide the land into two separate lots. Sell both lots, or build a new home on one lot while selling the other as vacant land.

Property Features:

This well-maintained property boasts practical features and plenty of outdoor space, including:

- * **Evaporative Air Conditioning:** Beat the summer heat and stay comfortable with cost-effective cooling.
- * **Large Backyard:** Ample room for family gatherings, play areas, or future development, along with a shed for storage or hobbies.
- * **Extensive Parking:** A Carport for 2 vehicles plus additional open parking for 2 more cars, ideal for families with multiple cars or guests.
- * **Wide 20.5m Frontage:** Provides added flexibility for development and maximizes the value of the block.

Prime Location (Distances Are Approximate)

- * **East Kenwick Primary School:** Just 450m away, making school runs a breeze.
- * **Rehoboth Christian College:** Only 650m from the front door.
- * **Kenwick Train Station:** Located just 1.6km away, providing quick and easy access to public transport for city commutes or weekend trips.
- ** This property is currently tenanted until April 2, 2025, bringing in a steady rental income of \$530 per week.



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

More About this Property

Property ID	5FF3FFB
Property Type	House
Land Area	732 m ²
Including	Air Conditioning Ducted Cooling Carpeted

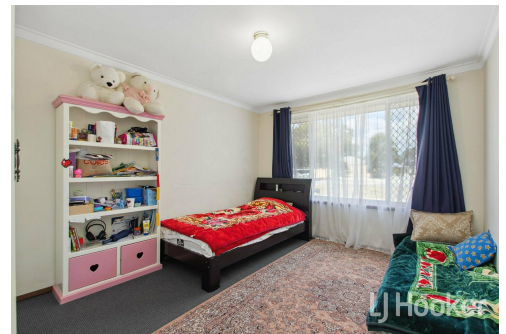
Saleh Manhy 0432 609 798

Sales Consultant | saleh@ljhvicpark.com.au

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

288 Albany Highway, VICTORIA PARK WA 6100

victoriapark-belmontwa.ljhooker.com.au | reception@ljhvicpark.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 Victoria Park | Belmont
(WA)
(08) 9473 7777**