



37 Ulcombe Street, Kenwick

Zoned R30 Development Site

Potential triplex site with potential to retain the house and build 2 at rear, subject council approval.

3 bedroom 1 bathroom property on approx. 1012sqm block.

Front lounge with gas bayonet and air con.

Kitchen/dining with gas oven, skylight and plenty of storage.

Master bedroom with robe recess, ceiling fan and split system air con.

Two minor bedrooms with ceiling fans.

Bathroom and separate toilet.

Huge, enclosed patio area at back and shed.

Side access and electric roller shutters.

Shire Rates approx. \$1780 pa

Water Rates approx. \$1110 pa

- * Please note the Aerial Photos are for illustration purposes showing approximate boundaries.

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.

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FOR SALE

Expressions of Interest

AGENTS

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AGENCY

LJ Hooker Thornlie | Canning Vale
(08) 9459 7788



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MORE DETAILS

| | |
|---------------|------------------|
| Property ID | 996HA2 |
| Property Type | House |
| Land Area | 1012 m2 |
| Including | Air Conditioning |

Anthony Crutchley 0400 238 850

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

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