



5 Tiverton Street, Lynwood

## Ideal Investment with Development Potential

This property combines the right mix of block size, zoning and location, making it an excellent opportunity for investors or home buyers with an eye to the future. Set on approximately 817sqm with R30 zoning, the block offers exciting potential for a second dwelling once the carport and other structures are cleared (subject to council and WAPC approval).

The existing home is well maintained and filled with character. A spacious lounge, kitchen with gas cooking and ample storage, polished jarrah floors and a large master bedroom with mirrored robes all create a comfortable living environment.

Out the back, a versatile games room or studio provides the perfect teenagers' retreat or could even be converted into a self-contained granny flat. The large backyard offers room for children to play, while the patio and generous shed add to the home's practicality and appeal.

Positioned close to Lynwood Senior High School, Westfield Carousel, Ferndale Park and public transport, this is a location that ensures strong ongoing demand.

3 1 1

**FOR SALE**  
From \$790,000

### AGENTS

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### AGENCY

LJ Hooker Thornlie | Canning Vale  
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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.



Properties in this pocket rarely last long - secure this opportunity today.

- \*\* Please note the Aerial Photo is for illustration purposes showing approximate boundaries.

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## MORE DETAILS

Property ID	952HA2
Property Type	House
Land Area	817 m2

**Nathan Frisina 0431 714 375**

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