



13 Yorkshire Crescent, Mount Warren Park

LARGE BLOCK - RENOVATE / REBUILD OPPORTUNITY

Positioned in a quiet street in the heart of Mount Warren Park, this brick and tile home sits on a generous 836m² block and presents an enormous opportunity for buyers ready to roll up their sleeves and unlock its potential. Please be warned; this one is NOT move-in ready.

The home offers a practical layout including four bedrooms, two bathrooms and multiple living areas, along with a full-length covered patio overlooking the backyard. While the property requires significant work, the existing structure and spacious block provide a solid starting point for those looking to undertake a full renovation or create something entirely new.

Inside, the home features a mix of carpet, tile and timber flooring, with the timber floors offering potential to be restored and brought back to life. Outside, the 836m² block provides ample space, complemented by three garden sheds and double carport accommodation, making it easy to see the long-term upside once improvements are made.

Properties with this level of renovation potential are becoming

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
Auction

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increasingly difficult to find, particularly in a quiet Mount Warren Park location close to local schools, parks, and transport options.

Please note: the property is being sold as is at the Auction and will require significant renovation. Buyers are encouraged to conduct their own due diligence prior to purchase.

Property Features:

- 4 bedrooms - generous accommodation for families or future redesign
- 2 bathrooms - practical layout with scope for modernisation
- 2 car carport - covered parking for multiple vehicles
- Primary bedroom features a walk in robe - maximum storage
- 2 separate living areas - flexible spaces for family living
- Galley-style kitchen - central layout - many redesign options
- Full-length rear patio - large covered outdoor entertaining area
- A combination of carpet, tile, and timber flooring is present - with the opportunity to restore the timber floors and enhance the home's character.
- Solid brick and tile construction - durable structure to work with
- 3 garden sheds - additional storage for tools and equipment
- 836m² block - generous land size with plenty of outdoor space
- Quiet street location - peaceful setting within Mount Warren Park

For buyers seeking a project, investment opportunity, or renovation challenge, this property represents a chance to add significant value in a well-established suburb.

With Only One Thing Left To Do... That Is... Beat The Crowds!!!

MORE DETAILS

Property ID	1XESGRF
Property Type	House
Land Area	836 m2
Including	Ensuite Toilets (3) Fire Place Built-in-Robes Fully Fenced

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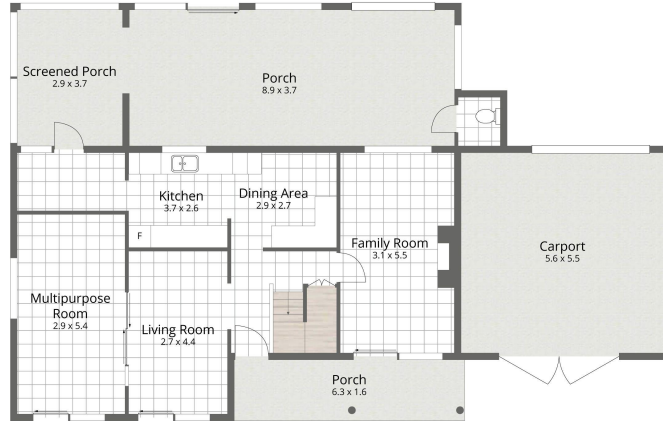
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2nd Floor



1st Floor

13 YORKSHIRE CRESCENT, MOUNT WARREN PARK



150 m²
Internal
85 m²
External

235 m²
Total

ADAM RANDELL
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.