



251 Welshpool Road, Queens Park

WHAT AN OPPORTUNITY, DUAL INCOME POTENTIAL - open by appointment

Presented by Shagun Ahuja of LJ Hooker Victoria Park-Belmont (WA)

Offering far more than meets the eye, this beautifully renovated three-bedroom home sits on a substantial 812sqm block and presents an exciting opportunity for families, investors and buyers looking for future potential.

Zoned R30, the property offers the potential to retain the existing home and subdivide the block, subject to relevant approvals (STCA & removal of the current carport) - giving you the opportunity to enjoy the home today while exploring its future possibilities.

Inside, the home has been thoughtfully renovated to provide comfortable and modern family living. A brand-new kitchen and renovated bathroom add immediate appeal, while the generous proportions throughout offer plenty of room for a growing family.

But the real bonus is waiting in the backyard.

4 2 1

FOR SALE
Mid $900,000's

VIEW
Sat 31st Oct @ 2:15PM - 2:30PM

AGENTS
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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.

LJ Hooker

Positioned separately from the main residence is a highly functional studio, creating incredible flexibility for a range of lifestyles. Whether you need additional space for a family member, teenagers seeking their own retreat, a home office, hobby space or the potential for a separate rental income, this valuable addition opens up a world of possibilities.

With a large landholding, renovated home and separate studio already in place, this is a property that offers both immediate lifestyle appeal and exciting future potential.

Property Highlights

- Substantial 812sqm block, Zoned R30
- Potential to retain the existing home and subdivide (STCA & removal of the current carport & granny flat)
- 3 spacious bedrooms & a studio Granny flat
- Brand-new kitchen
- Generous living spaces for a growing family
- Separate and functional backyard studio
- Ideal for extended family, guests, home office or potential additional income
- Excellent investment and future development potential
- Move in and enjoy while considering your future options
- Rental potential - $1,150 per week (both accommodations rented separately)

The location is exceptionally convenient, placing you within easy reach of some of Perth's key destinations. Perth Airport is easily accessible, while Westfield Carousel provides a huge range of shopping, dining and entertainment options.

The vibrant East Victoria Park cafe and restaurant strip is also only a short drive away, while Perth CBD is within convenient reach for work, entertainment and city living.

Families will appreciate the variety of schooling options available throughout the surrounding area, while sporting enthusiasts will love being within a short walk of Sam Kerr Football Centre.

Whether you're looking for a spacious family home, a property with room for extended family, an investment opportunity or a site with future subdivision potential, 251 Welshpool Road offers a rare combination of land, lifestyle and possibilities.

Renovated for today. Full of potential for tomorrow.

Outgoings

Council Rates $1957 per annum

Water Rates $ Approx $2000 per annum

TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT PLEASE USE THIS URL

https://prop.ps/l/ocKqxD0dhy4n

- * Disclaimer: While every care has been taken in preparing this advertisement and the approximate outgoings, the information provided has been supplied by the seller and the seller's agent in good faith. However, no warranty or representation is made as to its accuracy or completeness. Prospective purchasers should make their own independent enquiries to satisfy themselves on all relevant matters. Images are for illustrative purposes only

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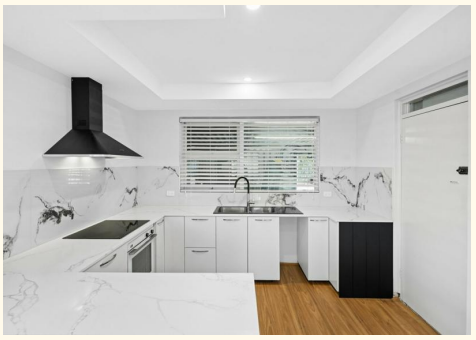
MORE DETAILS

Property ID	5H60FFB
Property Type	House
Land Area	812 m2

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251 Welshpool Rd, Queens Park, WA, 6107
TOTAL APPROX. FLOOR AREA 156 SQ.M
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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