



Thornlie, 2 Mereworth Road

Opportunity is Knocking...

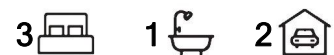
Proudly Presented by Fulton Borthwick

...With this solid brick and tile 3-bedroom 1 bathroom home which sits on a huge 830sqm CORNER BLOCK and zoned R17.5 - (Corner lots under Gosnell's TPS 6 are increased to R30 which requires average of 300sqm / min 260sqm)

Much loved. First time offered for sale in 54 years. This home is sure to attract a high level of interest from owner occupiers, investors, or developers. So run, don't walk!

JUST IMAGINE THE POSSIBILITIES...

1. Live in or rent out while you plan what you would like to do with this amazing parcel of land.



For Sale
Please Call

View
ljhooker.com.au/5FK3FFB

Contact
Fulton Borthwick
0481 194 439
fultonborthwick@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.

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(WA)
(08) 9473 7777**

2. Retain the house, subdivide, and create a rear street front block of approx. 300sqm
(Subject to Council and WAPC approval)

3. Upgrade the home to make it your own and enjoy!

4. Buy now and landbank for your future prosperity.

FEATURES OF THE EXISTING HOME:

- * Huge sunken lounge with exposed beams, woodfire heater and wall mounted reverse cycle aircon
- * Dedicated dining space with custom built in solid jarrah bar
- * Spacious kitchen with island bench, pantry, acres of under bench space, Westinghouse electric oven / cooktop, Mistral rangehood with enough space for an informal meals area
- * Split aircon servicing the kitchen/dining areas
- * Excellent sized master with split aircon and freestanding robes
- * 2 additional generous sized bedrooms also with freestanding robes
- * Family bathroom
- * Laundry
- * Separate WC
- * Spacious backyard
- * Patio
- * Monitored security alarm.
- * Built - circa 1968 with extensions circa 1987
- * Carport for one vehicle with off-street parking for additional vehicles
- * Zever 1.5 kw Solar hot water system
- * Bore with programmed retic
- * Rental estimate \$570pw to 600pw

The location

Close proximity to most amenities such as Yale Primary, Thornlie High School, Thornlie Square shopping centre, Thornlie Oval includes all abilities playground including Dinosaur Park, Baseball Park, Thornlie train station, Fast food outlets, and public transport. Also, close proximity to key arterial roads - such as Roe Highway.

Outgoings:

- * Council rates: \$1,710 (24/25FY)
- * Water rates: \$938.75 (23/24FY)

Opportunities like this do not come up very often so make sure you ACT NOW!

Call Fulton Borthwick on 0481 19 44 39 for further details

Disclaimer:

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance



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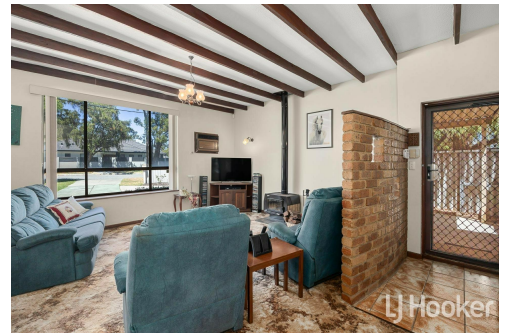
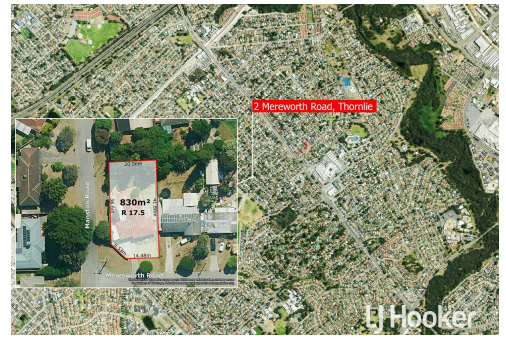
on it and should make their own independent enquiries.

More About this Property

Property ID	5FK3FFB
Property Type	House
Land Area	830 m ²
Including	Air Conditioning Alarm Courtyard Outdoor Entertaining

Fulton Borthwick 0481 194 439
Sales Consultant | fultonborthwick@ljhvicpark.com.au

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