



## Waterford, 9A Garvey Street

THE DUPLEX YOU'VE DREAMED OF | R60 ZONING

Proudly presented by Edward Lim

Meet 9A Garvey, a slice of paradise that combines style, comfort, and endless charm! Step into this vibrant home, and discover 2 spacious bedrooms, a chic bathroom, and stunning open living and dining areas just waiting to impress. And yes, the backyard is your new go-to for all things outdoor! Set on a generous 488m<sup>2</sup> block (zoned R60) with potential development whilst having holding income should you rent it out. This home isn't just a beauty; it's packed with heaps of potential!

The moment you walk in, you'll be welcomed by a sun-drenched, cosy living area that radiates warmth. Feel the plush carpet underfoot, and let it carry you into a state of cloud-like relaxation.

The heart of the home? A practical kitchen that's as stylish as it is functional! With sleek



**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.



**For Sale**

**\*\*MULTIPLE OFFERS RECEIVED!**

**View**

[ljhooker.com.au/5FD5FFB](http://ljhooker.com.au/5FD5FFB)

**Contact**

**Edward Lim**

0408 929 655

[edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

**LJ Hooker Victoria Park | Belmont  
(WA)  
(08) 9473 7777**

modern appliances, gas cooking, tons of storage, and plenty of counter space, it's a chef's dream - and just waiting for your culinary magic!

Stroll down the hall to find two generously-sized bedrooms, with the master suite tucked away at the back - perfect for ultimate privacy and peace. The bathroom and convenient laundry are in prime spots, and the laundry even has outdoor access for those fresh-air drying days!

Fully fenced and ready for you to make it your own! Whether it's soaking up the sun with a good book or letting the kids go wild on a trampoline, this backyard is buzzing with good vibes. Bonus? There's a shed for extra storage - win!

Undercover parking for two, plus driveway space for two more - and the NBN is all set, so you'll be online in no time!

With Curtin University nearby and just moments from Karawara Shopping Centre, you'll have everything at your fingertips. Plus, the Cygnia Waters development around the corner makes this home a fantastic choice for both homeowners and savvy investors.

#### The Home & What We Love?!

- \* Prime Location - Lifestyle Galore
- \* Year Built: 1973 | Strata Title, Block Size: App. 488m2, Total Living Area: 84m2
- \* Zoned: R60 | Development Potential
- \* 2 Bedrooms & 1 Bathroom
- \* Easy indoor-outdoor living
- \* Low maintenance & secure
- \* Easy access to nearby public transport
- \* Estimated rental \$550-\$570/week, Cha-Ching!

#### Outgoings:

- \* Council Rates: app. \$1809.35 (FY 24-25)
- \* Water Rates: app. \$893.46 (FY 23-24)

\* We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations

## More About this Property

<b>Property ID</b>	5FD5FFB
<b>Property Type</b>	DuplexSemi-detached
<b>Land Area</b>	488 m <sup>2</sup>
<b>Including</b>	Toilets (1)

#### Edward Lim 0408 929 655

Sales Consultant | [edward.lim@ljhvicpark.com.au](mailto:edward.lim@ljhvicpark.com.au)

#### LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777

288 Albany Highway, VICTORIA PARK WA 6100  
[victoriapark-belmontwa.ljhooker.com.au](http://victoriapark-belmontwa.ljhooker.com.au) | [reception@ljhvicpark.com.au](mailto:reception@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.



**LJ Hooker Victoria Park | Belmont  
(WA)  
(08) 9473 7777**