

36 Coogee Road ARDROSS, WA



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## ASTUTE INVESTORS ALERT! 808QM BLOCK ZONED R20 MOMENT TO RIVER!

This is a once in a lifetime opportunity to secure a prime 808sqm zoned R20 block of land in the highly sought after suburb of Ardross. This outstanding property represents great value for the savvy investors or the astute buyers looking to secure paramount real estate in one of Perth's most convenient and central precincts.

With a bonus well presented three-bedrooms and one-bathroom home the possibilities are endless and the decision is easy as assets like this become increasingly scarce. Investors or developers can even rent out the house while getting building approvals in place.

Peacefully situated within the Applecross SHS school boundary and close proximity between the upcoming Garden City Shopping Centre and Riseley Shopping Centre which is both currently going through a major redevelopment, Applecross SHS, Mount Pleasant Primary School, Mt Pleasant Bowling club, shops, transports and a host of amenities the location couldn't be more ideal.

Strategically located amongst quality homes and surrounded by gorgeous landscape, this property will be SOLD! Make this #1 on your viewing list today as this is a rare opportunity to purchase this substantial amount of land in such prime blue chip location. Act FAST!

### Features

- \*Massive rectangular 808 sqm block of land
- \*Excellent investment opportunity
- \*Approximately 24.1m wide and 41m long
- \*Well-presented three bedrooms and one bathroom home
- \*Walking distance to Shirley Strickland Reserve, Mount Pleasant Primary School and Applecross SHS
- \*Minutes walk to the river
- \*Easy access to major highways and to Curtin and Murdoch University
- \*Strategically located amongst quality homes and tranquil parklands
- \*Moments to Garden City Shopping Centre, Booragoon bus station, public transport, restaurants, schools and a host of amenities at your doorstep

Price:

\$EXPRESSION OF INTEREST



**Sabrina Minic**

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