



75 Huntingdale Road Huntingdale, WA



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## POTENTIAL 2 LOTS WITH REWARDING RENTAL RETURNS!

Situated in a convenient location is this stunning 4 bedroom and 1 bathroom home, positioned on a sprawling 680 sqm block with a proposed zoning of R30, giving this property fantastic development potential!

With great subdivision potential, a fantastic location and great rental yields to be enjoyed whilst going through the subdivision process - this is your opportunity to capitalise! Call Now!

Features include:

- 680 sqm block with proposed R30 zoning
- Convenient location only a walk away from local shops, parks, schools, public transport and so much more!
- Large formal lounge area with split system air conditioning
- Spacious master bedroom with built in robes and split air conditioner
- Stylish main bathroom

Disclaimer: All information contained has been prepared for advertising and marketing purposes only and is not intended to form part of any contract. Whilst every effort is made for the accuracy of this information,

which is believed to be correct, neither the Agent nor the client nor employees of both, guarantee their accuracy and accept no responsibility for the results of any actions taken, or reliance placed upon this document. Interested parties should make independent enquiries and rely on their personal jud

**Price:** \$620000

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**Council Rates:** \$1,770.00/year (approx)

**Water Rates:** \$1,025.04/year (approx)



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