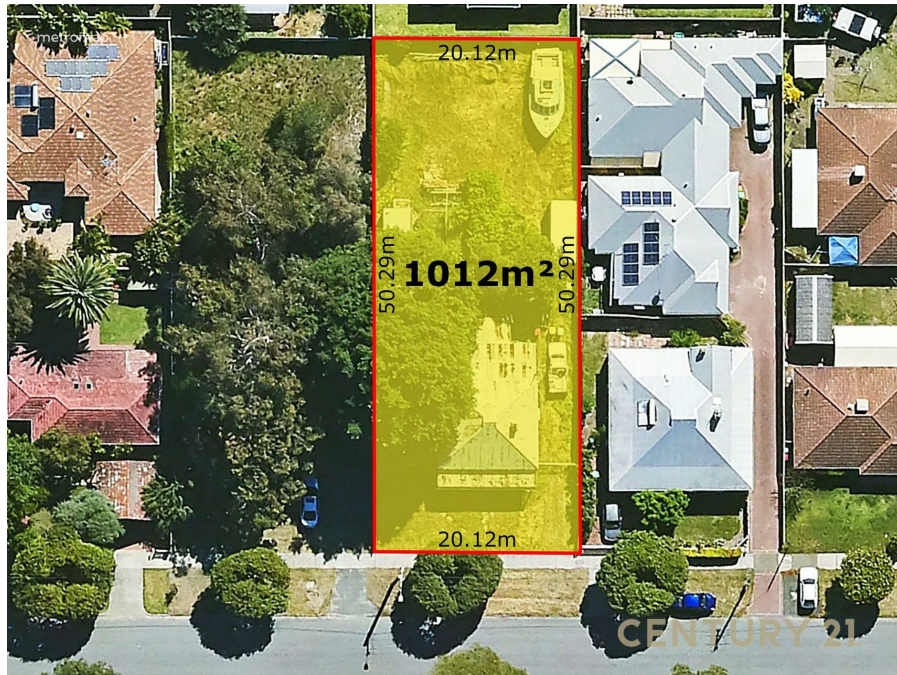


30 Mars St, Carlisle, WA 6101

UNDER OFFER

House 3 1/2 1



AMAZING TRIPLEX DEVELOPMENT OPPORTUNITY IN PRIME LOCATION!!

Century 21 Jones Property Group is proud to present 30 Mars Street, Carlisle. Get excited developers and investors this is the one you have been waiting for! Positioned in the absolute top end of the suburb and surrounded by good neighbouring homes this would have to be one of the most prime 1/4 acre sites to hit the market in Carlisle in some time. What's on offer here is an R30 zoned 1,012m² approx. block stacked with potential and positioned in easily one of Carlisle's most sought-after locations. This is the type of location that gets developers excited with the ability to build a quality product on the site and gives confidence with the re-sale potential.

Open for Inspection

By Appointment.

Whilst the potential is clear to see for developers, this is not to be discounted for investors or owner/occupiers looking to invest in this opportunity. Whilst the existing house on the site is humble, for investors there could be scope here to do some work to make this a rentable property and land bank for the future with a long-term hold. For owner / occupiers the choice is clear – do you demolish and build your dream or do you have the vision and passion to turn this early 1900's property into something glorious.

There's no sugar coating it here the property needs a lot of work done to bring it back to life, but beauty is in the eye of the beholder and those who love a challenge and know the potential of this location are encouraged to come and inspect the property and make the decision for yourself!

With options galore for the site, some include:

- * Demolish the existing house and create 2 or 3 new lots.
- * Demolish the existing house and create 2 or 3 brand new dwellings.
- * Demolish the existing house and sell off a back block and build your dream home on the front block (or vice-versa).
- * Demolish the existing house and build your dream home on a large 1/4 acre block.
- * Retain the existing house, carry out works to make it a rentable property and hold.
- * Retain the existing house, renovate and sell off or build on the back block.

** These are just some ideas to get buyers thinking of the possibilities on hand for this site. All building and development options are strictly subject to local council and WAPC approval with all buyers encourage to carry out their own due diligence.

For those considering taking on the existing home and working with it, the key features include:

* Front yard and driveway with rear access offering space to park multiple cars

Listed By

The Office

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