Sold - 17/03/2022

## Lot 2/16 Wenden PI, Willetton, WA 6155

Residential Land

# 10 10.2 11.8 Under Offer Under Offer 23 24.98 18.49 18.49 10.67















# Great Location, Amazing Value

Wenden Pl

Proudly presented by Shagun Ahuja & Sam Cho of LJ Hooker Victoria Park | Belmont (WA)

This is a fantastic opportunity to enter the Willetton property market for a very reasonable price. There are 4 survey strata blocks to choose from on a whisper quiet street with a park located at the back of the property - 3 out of 4 blocks could potentially have direct access to the park through the backyard.

Not Available

Open for Inspection

By Appointment.

The location is second to none with access to schools like Rostrata primary, Riverton Primary, Willetton Primary & Provisional Rossmoyne Senior Highschool Zone.

LI Hooker

Lot 1 - Under Offer

Lot 2 - Under Offer

Lot 3 - Under Offer

Lot 4 - Not Available

### Features:

- \* Quick walk to Shopping centre
- \* Quick walk to Riverton Leisureplex
- \* Cul-de-sac Location

There is still time to claim your grants so be the first one to give us a call and pick your favourite block out of 4!

There is still time to claim your 15k Federal Grant & 10k First homeowners grant.

Contact Shagun on 0439 399 955 to register your interest today and avoid disappointment later!

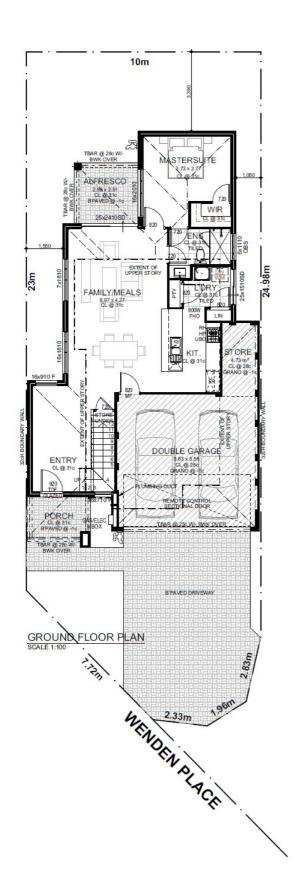
### Listed By

David Lagrenade Phone: (08) 9473 7777 Mobile: 0417 954 984 David Lagrenade Phone: (08) 9473 7777 Mobile: 0417 954 984



Listing Number: 3113019

### Floorplan



	AREAS	
Location	Area	Perimeter
First Floor	Mark the Control	B.—\===
Upper Floor	60.64	33.70
	60.64 m <sup>2</sup>	33.70 m
Ground Floor	No.	
Garage/Store	40.96	30.64
Ground Floor	86.19	49.02
Porch	5.10	9.16
Alfresco	7.02	10.60
	139.27 m <sup>2</sup>	99.42 m
	199.91 m <sup>2</sup>	133,12 m

 R40 ZONING
 Max 55% Build Up 157.71m²

 SITE AREA + 1/4 CP:
 269.0m² + 17.75m²

 BUILT UP AREA:
 127.15m²

 TOTAL COVER %
 44.34%