

1 Marybrook Rd, Heathridge, WA 6027

Sold - \$520,000

House 3  1 



LAND BANKING!

Consider the Options!

- * Purchase now and "park it" for later as you wait out the current building boom - as you earn rent in readiness to redevelop. This rare opportunity sits on a potentially sub-dividable 720 sqm block, currently dual zoned R20/R40 within the Joondalup Medium Housing Opportunity Rezoning Areas. The property is currently short leased and can be vacant at settlement, alternatively your choice to continue earning rent and negative gear this good sized 3 bedroom, 1 bathroom home with 3 separate living areas (floor plan available on request) - as you wait out the current building times.
- * Alternatively, this property is the perfect renovation for those tradies amongst you, searching for that starter homes for their young family. Some of the existing features include a single split reverse cycle a/c system, ceiling fans, roof insulation and more.
- * Outside features include, good side access, good sized tradies shed/workshop, separate patio areas overlooking a large backyard with plenty of room for a pool or for the kids to play. Located minutes from many of the major amenities including schools, parks, public transport and a short drive to Lake Joondalup Shopping Centre and Industrial areas.
- * For the Developers amongst you, this is a rare opportunity to secure the 1st property of a total of 3 adjoining properties with a combined total area of 2,157 sqms, all zoned R20/R40.
- * Within a kilometre of Mitchell Freeway, this property is a must view to fully appreciate the full investment potential of what's on offer, therefore please ring Ray to view "strictly" by appointment, or conversely more information is available to you in relation to the adjoining properties and the State Planning Policy 7.3 - on request.

Open for Inspection

By Appointment.

Listed By

The Office

Phone: (08) 9407 7211

