

## 28 Myerick Street Mandurah WA

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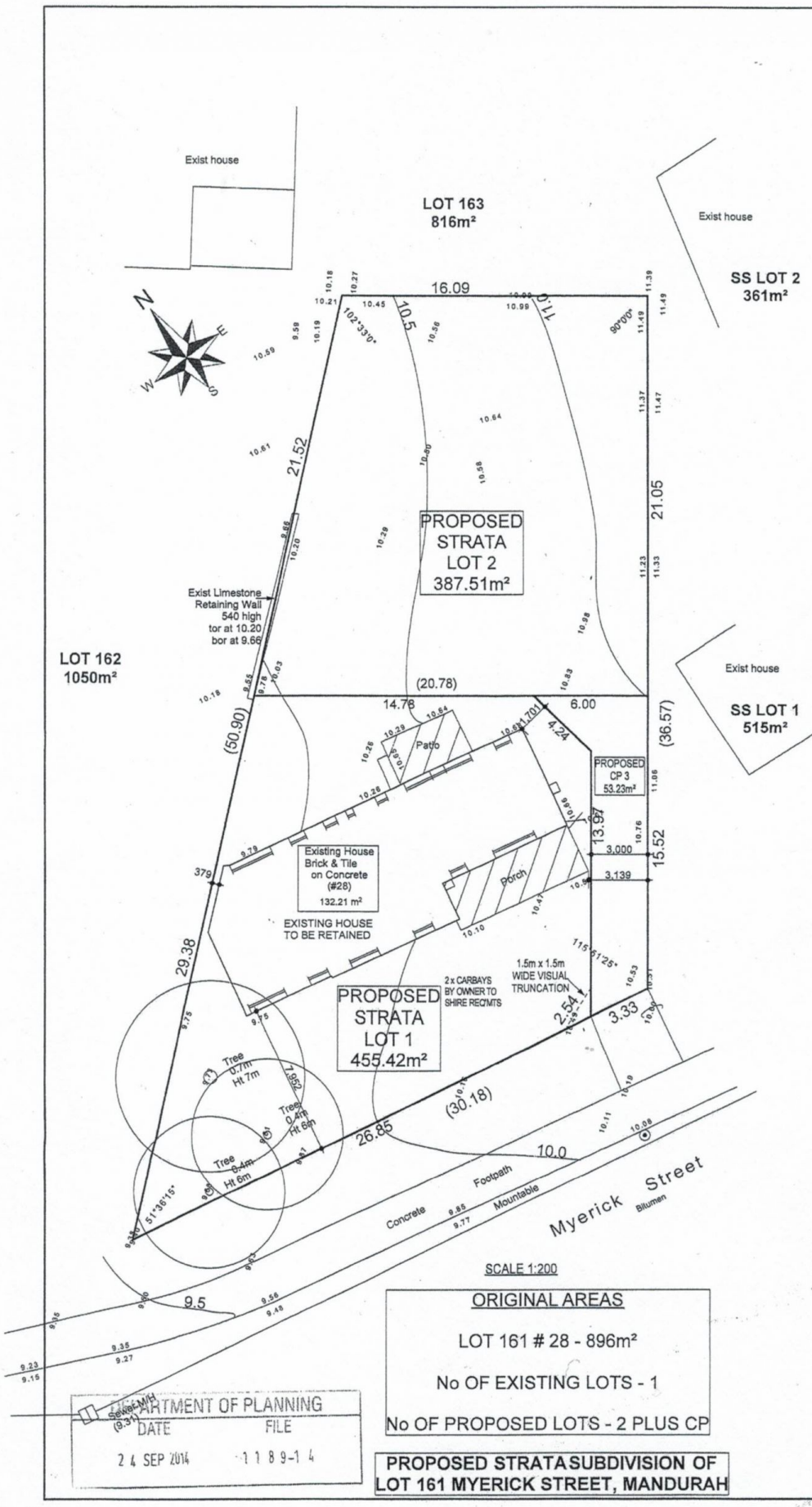
An exciting find, a rare opportunity to buy a character home on a massive 896sqm block. Develop while earning Rental Income, such a great location close to Silver Sands Beach and Shopping Centre with so much variety and close to schools and transport. This front quaint home with timber floorboards is being sold in "as is" condition and is currently on a fixed term lease at \$220 per week. Look at possibly retaining the house with the tenant while planning to build at the rear (STCA & WAPCA)(current owners had approval from WAPC however it has now lapsed) . It's a win, win situation. Call Karen today to secure this Great Investment opportunity in a Great pocket of Mandurah.

**Price** : Offers above \$359k  
**Land Size** : 896 sqm  
**View** : <https://www.thriverealestate.com.au/sale/wa/mandurah-surrounds/mandurah/residential/house/6518910>

- Large 896 sqm block
- Zoned R20 - This property had an Approval from WAPC to retain and build however that approval has now lapsed. The owner has the plans for the rear property. The green



**Karen Tucek**  
08 9414 9440



LOCAL GOVERNMENT DEPARTMENT OF PLANNING  
 DATE: 24 SEP 2014  
 FILE: 1189-14

SCALE 1:200  
**ORIGINAL AREAS**  
 LOT 161 # 28 - 896m<sup>2</sup>  
 No OF EXISTING LOTS - 1  
 No OF PROPOSED LOTS - 2 PLUS CP  
**PROPOSED STRATA SUBDIVISION OF**  
**LOT 161 MYERICK STREET, MANDURAH**

<b>Special</b>				
CLASSIC SPEC	BRICK TYPE: 2z BRICK			
© COPYRIGHT	MODEL N°			
 <small>PLUNKETT HOMES DEVELOPMENTS</small>				
34 Burton Street, Cannington, W.A. 6107. PO Box 379, Victoria Park, W.A. 6979. Ph 08 9366 0000. Fx 08 9258 4088. <a href="http://www.plunketthomes.com.au">www.plunketthomes.com.au</a>				
<small>Reg. Builder N°: 7985. A.B.N. 88 003 250 373.</small>				
REV	VO #	DRN	DATE	CHK
1	365470	PC	16-05-14	TG
		PC	26-08-14	PC
<small>Sub-contractors to verify all dimensions on site.</small>				
<b>ANCILLARY DRAWINGS</b>				
<small>THESE DRAWINGS DO NOT FORM PART OF THE CONTRACT DOCUMENTATION</small>				
<small>TO BE USED FOR REFERENCE PURPOSES ONLY</small>				
CLIENT:				
ADDRESS:				
Lot 161 #28 Proposed SS Lot 2 Myerick Street Mandurah				
JOB N°	130759			
REVISION	DATE			
1	28-08-14			