



## 78 Leonora Street, YAKAMIA, WA 6330

**Big Block. Dual Frontage. Serious Potential.**

Opportunities like this are becoming increasingly rare in established Albany suburbs. Set on a substantial multi-title 1,568m<sup>2</sup> block with dual frontage to Leonora Street and Hayward Crest, 78 Leonora Street is all about potential, offering exciting subdivision possibilities with zoning of R25 (subject to relevant approvals).

Whether you're a developer searching for your next project, an investor looking to maximise returns, or a forward-thinking buyer wanting to secure land for the future, the flexibility here is hard to overlook. With the potential to create up to four lots, you could live in the existing home while you plan and build, generate rental income, or unlock the site's full value over time.

The home itself dates back to the mid-1960s and is comfortably livable, while still leaving room for cosmetic updates to truly make it your own. Inside, the opened-up layout creates a practical open-plan flow between the lounge, kitchen and dining areas, a feature which many buyers seek but rarely find in homes of this era.

Three bedrooms are complemented by a small study space, ideal for those working from home or needing extra flexibility. Recent upgrades including a brand-new oven, floor coverings, and hot water system add immediate appeal and reduce the list of

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**TYPE:** For Sale

**INTERNET ID:** 300P164939

**SALE DETAILS**

**Offers above \$775,000**

**CONTACT DETAILS**

**Albany Real Estate**  
189 Chester Pass Road  
ALBANY, WA  
08 9842 7900

**Chloe Glass**  
0437 308 533

upfront expenses.

Out front, a welcoming verandah provides a relaxed spot to unwind, while the single carport offers everyday convenience.

But make no mistake, the true star of the show is the land. Large, well-positioned parcels with subdivision potential are tightly held, particularly in locations close to schools, shops, and amenities.

Secure it now, generate income if you choose, and develop when the timing is right. The choice, and the opportunity, is yours.

Call Chloe Glass on 0437 308 533 to arrange your private inspection today.

- Land Area 1,568.00 square metre
- Building Area: 111.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1









FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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