



56 Ridley Way South , MEDINA, WA 6167

RENOVATOR'S DREAM ON 809M² – ENDLESS POTENTIAL OPPOSITE PARK

The Openn Negotiation has started. (Openn Negotiation is an auction that is conducted online and allows flexible terms for qualified buyers). The property can sell at any time, contact David Parlor on 0412 734 727 immediately to avoid missing out.

Positioned on a generous 809m² block, this 1954-built home presents an outstanding opportunity for renovators, investors, or first-home buyers ready to add value. Offered as-is, it's the perfect entry point into the market with plenty of upside for those with vision.

Originally designed as a three-bedroom, one-bathroom home, the property has evolved over time, with various alterations creating additional living spaces and multiple access points. The original front entry has been enclosed, with current access provided via the spacious rear enclosed patio.

Inside, both the kitchen and bathroom offer scope for modern updates-an ideal chance to transform the home into a comfortable residence or a rewarding investment project.

The expansive backyard provides ample space for future improvements, including the

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TYPE: For Sale

INTERNET ID: 300P189711

SALE DETAILS

MUST BE SOLD!

CONTACT DETAILS

**Elders Real Estate
Rockingham & Baldivis**

8/2-6 Council Ave
Rockingham, WA
08 9591 4999

David Parlor
0412 734 727

potential to add a granny flat (STCA), making it ideal for extended family living or additional rental income.

Conveniently located opposite a large park and close to public transport, the home also offers easy freeway access via Thomas Road and is just a short drive to Kwinana Marketplace.

Outside, there's no shortage of space for vehicles and storage, with an extended carport and a large powered workshop.

Key features include:

- 809m² block
- Three bedrooms, one bathroom (original layout)
- Multiple living areas
- Large enclosed rear patio
- 3 split-system air conditioners
- 2 wood fires
- Large stainless steel stove
- Dishwasher
- Extended carport
- Large powered workshop

Don't miss this value-packed opportunity to secure a property with endless potential. Contact David Parlor on 0412 734 727 today to arrange your inspection before it's gone!

The information provided including photography is for general information purposes only and may be subject to change. No warranty or representation is made as to its accuracy, and interested parties should place no reliance on this information and are required to complete their own independent enquiries, inclusive of due diligence. Should you not be able to attend in person, we offer a walk through inspection via online video walk-through or can assist an independent person/s to inspect on your behalf, prior to an offer being made on the property.

All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 809.00 square metres
- Building Area: 90.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







