



110 Edward Road, UTAKARRA, WA 6530

Space, versatility and opportunity on 5,008sqm

Set on an expansive 5,008sqm parcel, 110 Edward Road presents a rare opportunity to secure a property that offers flexibility, scale and future potential. Whilst currently being comfortably utilised as a residential home, the property has light industrial zoning.

The dwelling features four bedrooms, a study or 5th bedroom, a renovated central bathroom, and a practical kitchen fitted with crisp white cabinetry. A sunken lounge room creates a distinct living zone, adding character, while the large front verandah provides a welcoming place to relax and take in the established surrounds.

Outside, the property continues to impress with mature gardens, a double carport, and a large shed, ideal for storage, machinery, workshop use or business operations. The size and zoning of the land open the door to a range of possibilities, whether you're seeking a live-and-work setup, commercial use (STCA), or a strategic landholding with future upside.

Currently used as a residence, this property offers the freedom to occupy, adapt or repurpose in line with zoning allowances - a standout opportunity for owner-occupiers, business operators or investors looking for something beyond the standard residential offering.

TYPE: For Sale

INTERNET ID: 300P189904

SALE DETAILS

From \$689,000

CONTACT DETAILS

**Elders Real Estate
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A unique holding where lifestyle meets potential, and space gives you options.

- Land Area 5,008.00 square metres
- Bedrooms: 5
- Bathrooms: 1
- Car Parks: 2
- Double carport





