



### 55 Wicca Street Kewdale WA

3 1 2

Perfectly positioned on the shores of the Belmont Shopping and Entertainment Precinct this phenomenal development property suits renovators and developers alike! For the developers, the site has a multitude of options given the R20/50/100 zoning. Duplex, Triplex, Multi-storey apartments the choice is yours! For the renovators, the bones are strong and ready for your makeover.

? The Property: 3-bedroom x 1-bathroom Rendered Brick and Tile (1960's) home with dual living areas, rear patio area, 2 car carport and rear lock-up garage.

? Land Component: 746sqm block with 16.5m frontage.

? Zoning: R20/50/100

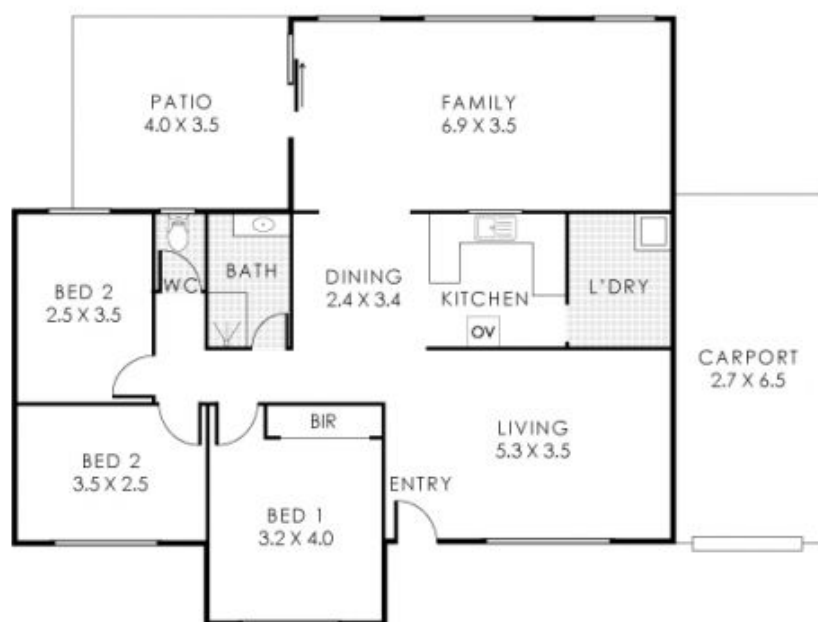
? Council Rates: \$1608.29 and Water Rates: \$1113.30

**Land Size** : 746 sqm

**View** : <https://www.lauriekelly.com.au/sale/wa/southern-suburbs/kewdale/residential/house/7975729>



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## 55 Wicca Street, Kewdale

Residence 103m<sup>2</sup> | Patio 15m<sup>2</sup> | Garage 30m<sup>2</sup> | Carport 18m<sup>2</sup>

**Total Area 166m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown, are an approximate interpretation only. Measurements and total area do not include or account for wall thickness or roof area under eaves. Clio Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose. [www.cliocreative.com.au](http://www.cliocreative.com.au)