



**36 Troy Street, Applecross**



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Taking pride of place in the exclusive Troy Street cul-de-sac, this house sits on a prime east-west, 876sqm block.

Surrounded by stunning new homes in the immediate vicinity, this modest 5 bedroom, 2 bathroom family home, constructed in the late 80s, would comfortably house your family or alternatively make a sound and rentable investment property.

This absolutely unique land holding offers a redevelopment opportunity for an extraordinary interplay between the stunning location close to the river's edge, position on the street and the warm and energising northern light.

The home itself offers five large-sized bedrooms and two bathrooms. Additionally, there are two generously-sized living areas. The formal lounge & dining is at the front of the house, while the informal living area is at the centre of the home; it integrates with the backyard and provides an out-of-the-way area for your kids to play whilst you keep an eye on them from the kitchen area. There is the potential to put a swimming pool in the back yard due to its size and orientation.

The kitchen is functional, with solid timber cabinetry, and it integrates well with the private gardens and enjoys warm winter sunshine. The kitchen overlooks the informal open plan living area. Other features include recently upgraded ducted refrigerated air conditioning, intercom and kitchen appliances.

Whether you are chasing a truly exceptional riverside land parcel for immediate redevelopment

**Price** SOLD for \$1,565,000  
**Property Type** residential  
**Property ID** 583  
**Land Area** 876 m2

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