



**14 Castlegate Way WOODVALE WA**

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ALL OFFERS PRESENTED by the 15th of December  
The Sellers reserve the right to accept an early offer.

Surround yourself with nature and become one with the beauty of the Yellagonga Regional Park. This charming 3 bedroom 2 bathroom family home with study spaces will capture your imagination with its position, character, overall size and fantastic floor-plan functionality. It also sits on a quiet local road so you can relax, entertain or explore the endless possibilities offered by a truly special location. Directions 2031 rezoning awarded the special privilege of obtaining R20/R40 zoning, providing a blank canvas to subdivide the rear lot, redevelop to multiple sites or craft a space for the extended family. The location promises an unique opportunity to future proof your family's income

**Type** : House  
**Building Size** : 39 sqm  
**Land Size** : 858 sqm  
**View** : <https://www.joyofhope.com.au/sale/wa/northern-suburbs/woodvale/residential/home/7533815>



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[For full version visit the website](https://www.joyofhope.com.au)



**Approximate Areas**

Residence:	184m <sup>2</sup>
Verandah:	3m <sup>2</sup>
Porch:	7m <sup>2</sup>
Garage:	46m <sup>2</sup>
Patio:	83m <sup>2</sup>
Workshop:	17m <sup>2</sup>
Lean-To:	8m <sup>2</sup>
Carport:	15m <sup>2</sup>

**Total Area:** 363m<sup>2</sup>

No location is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include an account for wall thickness or roof area under eaves. Old Creative will not be held liable or responsible for any errors, omissions, misrepresentation or use of any information shown on the first floor plans. Not to be used for any other purpose.  
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