



148 Caridean Street Heathridge WA

3  1  1 

HOME OPEN CANCELLED - UNDER CONTRACT

There are possibilities aplenty as far as this solid 3 bedroom 1 bathroom brick-and-tile residence is concerned, comfortably nestled on a large block that will suit the likes of young families and astute investors alike and is zoned R20/R30 - with the bonus of proposed plans for a two-lot survey-strata duplex subdivision having already been drawn up and approved.

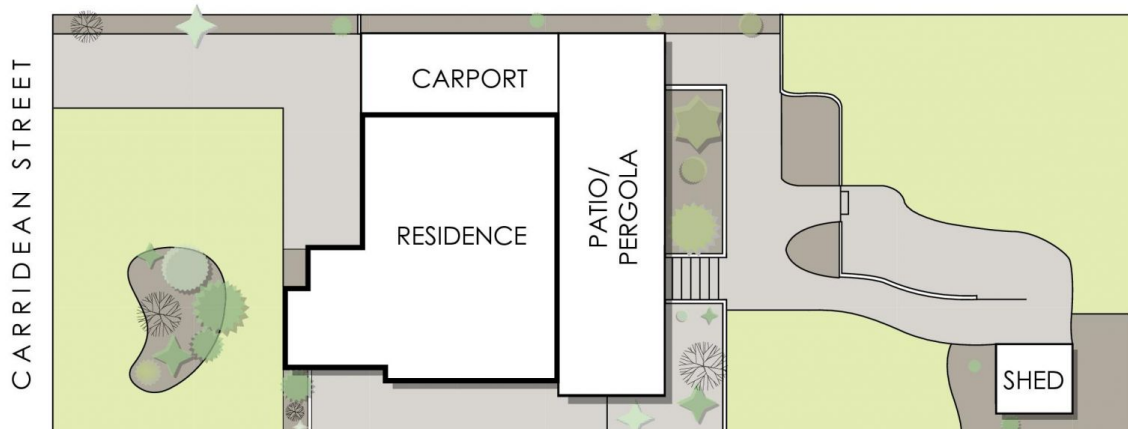
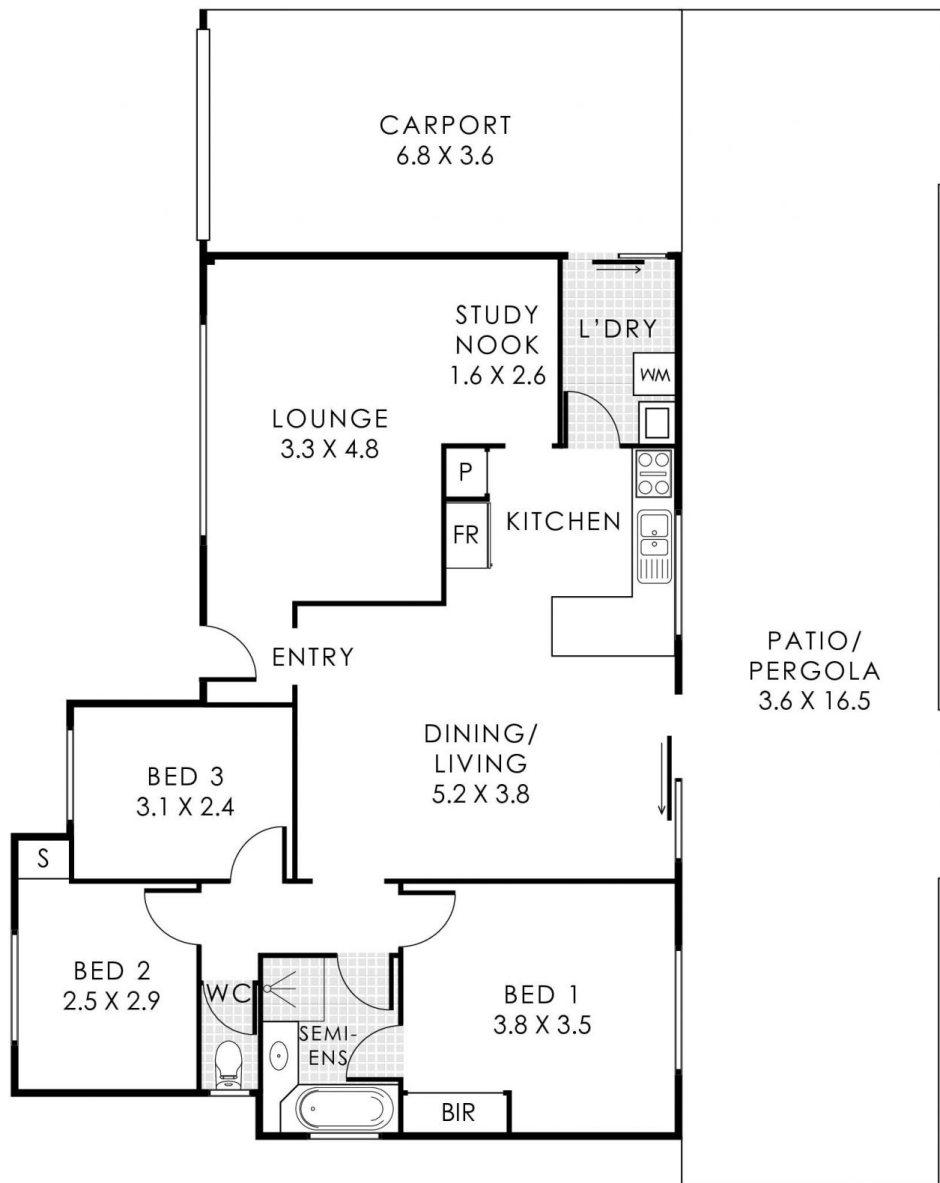
With your key to a brighter future already confirmed, this wonderful home can easily be lived in or rented out until you plan when your next move will be. A stunning rear elevation affords you amazing tree-lined views to the north from both the main living space and outside, under the

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

Type : House
Price : \$ 640,000
Land Size : 680 sqm
View : <https://www.joyofhope.com.au/sale/wa/north-ern-suburbs/heathridge/residential/house/7638265>



Johann Dique
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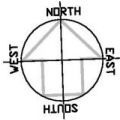
148 Carridean Street, Heathridge

Residence 94m² | Patio/Pergola 59m² | Carport 24m²

Total Area 177m²



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 this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib 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.cribcreative.com.au



LOT 847

680m²

SERVICE INFORMATION

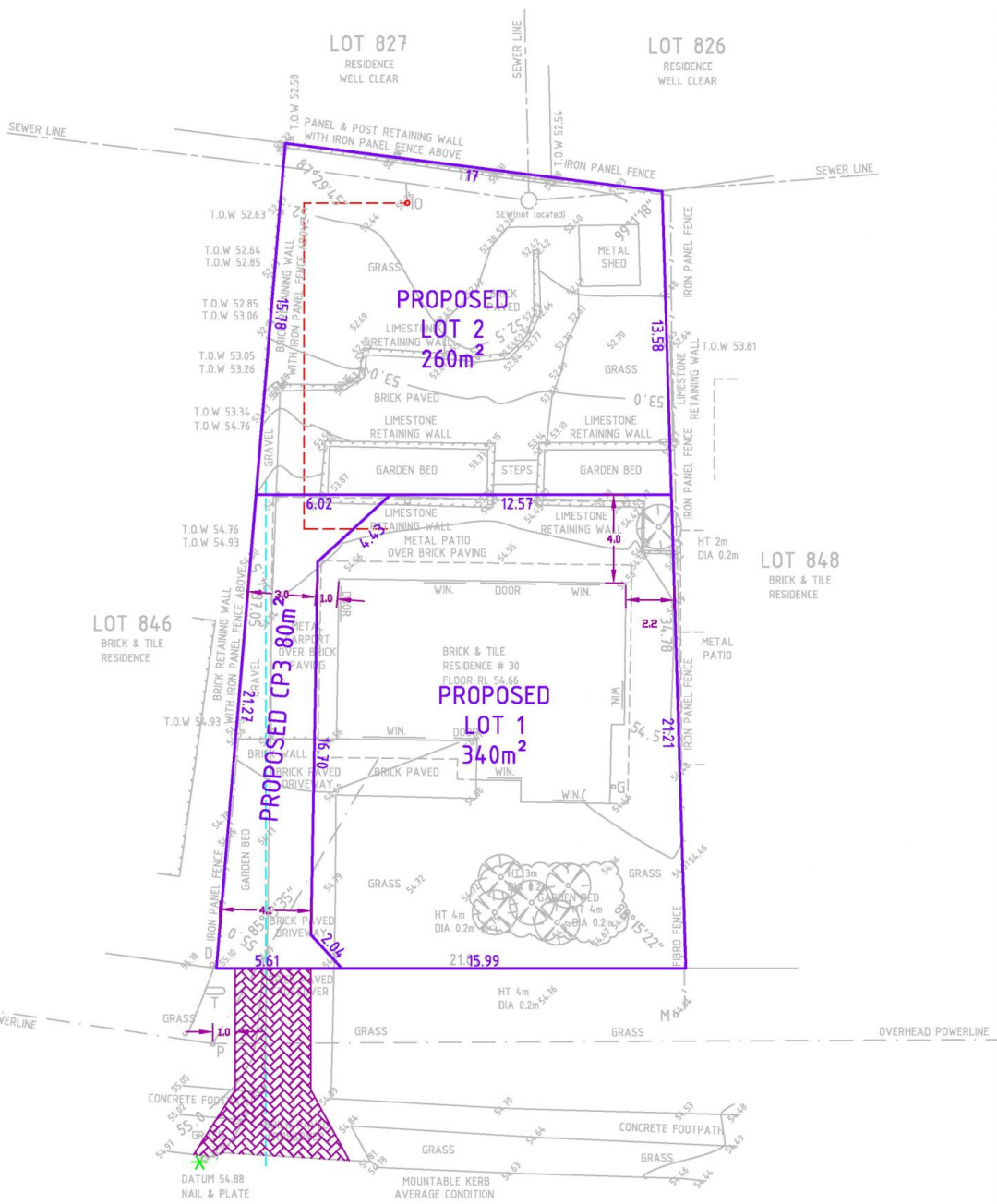
AREA	ESTABLISHED
SEWERAGE	YES DEPTH 1.35
WATER	YES PRELAI R
ELECTRICAL	YES O/H
TELECOM	YES
GAS	YES
DRAFTED	DF SURVEYOR TS

SERVICE LEGEND

SURVEY	
* DATUM	
oPF PEG FOUND	
oPG PEG GONE	
SEWERAGE	
○ SEW SEWER MANHOLE	
○ IO INSPECTION OPENING	
○ IS INSPECTION SHAFT	
WATER	
○ M WATER METER	
○ H HYDRANT	
○ F FLUSH POINT	
○ V STOP VALVE	
ELECTRICAL	
○ DD POWER DOME/PILLAR	
○ P POWER POLE	
○ L LAMP POST	
○ C CONSUMER POLE	
○ A STAY WIRE ANCHOR	
STORMWATER	
○ S STORMWATER MANHOLE	
□ GRATE	
□ SIDE ENTRY PIT	
GAS	
○ G GAS METER	
○ S SERVICE VALVE	
TELECOM	
○ T COMMUNICATION PIT	
SEWER CONNECTION POSITION	
APPROXIMATE ONLY	
SEW INV. 50.84	
UP. 0.00	
DEPTH. 1.35	

IMPORTANT

WARNING!
BOUNDARY RE-ESTABLISHMENT SURVEY
REQUIRED TO CONFIRM LOT BOUNDARY
POSITION AND DIMENSIONS.



**PROPOSED TWO (2) LOT SURVEY STRATA SUBDIVISION
WITH COMMON PROPERTY
ZONED R20/R30**

PROPOSED LOT 1 - DWELLING AND STRUCTURES TO BE RETAINED
PROPOSED LOT 2 - SITE TO BE CLEARED

PROPOSED SEWER LINES
MODIFIED AT PLUMBERS DISCRETION

PROPOSED WATER LINES
MODIFIED AT WATER CORPORATIONS DISCRETION

**DEPARTMENT OF PLANNING, LANDS
AND HERITAGE**

DATE	FILE
20-Jun-2022	498-22

CLIENT: KAMANDI			
ADDRESS: LOT 847 (#148) CARIDEAN STREET, HEATHRIDGE			
PLAN:	C/T:	AUTHORITY:	
P14953	1694/586	CITY OF JOONDALUP	
DATE:	JOB REFERENCE:		
31/05/2022	TSA2215 - FS		
H. Grid :	Local level :	A.H.D. value SEWER M/H Distance	
V. Datum : AHD	A.H.D. level : 55.16	derived from : R5554 from Datum : 23.45m	
VERSION	DATE	DESCRIPTION	APPROVED BY

MULTIPLY
PROPERTY GROUP

MULTIPLY PROPERTY GROUP
A | SUITE 5, 2 AMBITIOUS LINK BIBRA LAKE
P | 08 9418 7529
E | info@multiplypg.com.au
W | www.multiplypropertygroup.com.au

IMPORTANT NOTES:

- The information on this drawing is current as the date of survey.
- All services are to be confirmed with relevant authorities.
- This includes without limitation, Sewerage / Water / Drainage / Electrical / Gas & Communications
- Further Limitations / Interests / Encumbrances / Modifications may be listed on the Certificate of Title.
- Original lot dimensions taken from Landgate Survey Plans.
- Boundary Re-establishment Survey required to confirm lot boundary position and dimensions.
- The sole purpose of this plan is for presentation to WAPC for process of application for subdivision to produce a conditional approval.
- Final lot numbers, dimensions and areas may vary due to WAPC requirements, government authority conditions and Final Field survey.
- This plan is for the purpose of application and in no way represents WAPC conditional approval.
- TSA Surveys does not accept liability for loss or damage to any person or corporation who may rely on this plan for any purpose.
- Permission is required from TSA Surveys for the reproduction or copying of this plan.

Scale: 1:200 at A3