



### 36 Dixon Avenue Kewdale WA

3 1 4

Character lovers step back in time and appreciate this solid double brick & tile classic just waiting for its next adventure. Uniquely positioned on two 264sqm green title lots totalling 528sqm saving you time and lots of money when you decide to develop the property. This quiet location is prime with Kewdale Primary at the end of the street plus sprawling parklands, Tomato Lake a short walking distance away and the Belmont Forum close by. The combination of timeless character with an easy development option will have offers on the table very quickly so to avoid disappointment call us right now.

#### KEY FEATURES INCLUDE

? Solid "Circa 1956" built double brick & tile character.

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

**Type** : House  
**Building Size** : 151 sqm  
**Land Size** : 528 sqm  
**View** : <https://www.lauriekelly.com.au/sale/wa/southern-suburbs/kewdale/residential/house/7374869>

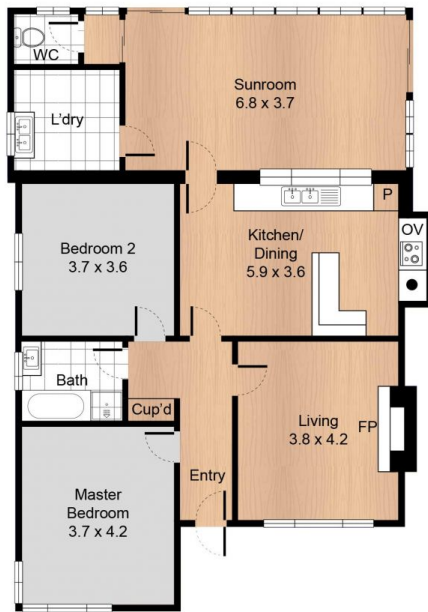


**Devon Kelly**  
08 9277 4200

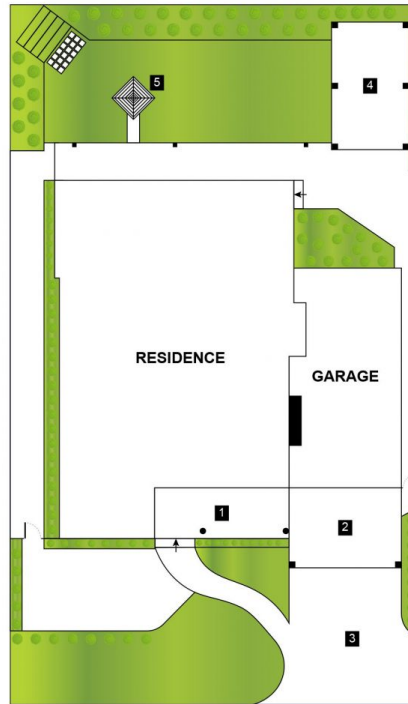


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## FLOOR PLAN



## SITE PLAN



## LEGEND

1. Porch/Entrance
2. Carport
3. Driveway
4. Pergola
5. Clothes Line

36 Dixon Avenue,  
Kewdale WA 6105

2 Bed 1 Bath

Internal: 122m<sup>2</sup>



All information contained herein is gathered from our 3D scanned tours via Matterport. Whilst the 3D scanning technology is very accurate we cannot guarantee its accuracy and interested parties should rely on their own enquiries.