

Sold



## Massive Landholding in Premium Old City Beach Enclave

Occupying a massive 1,255sqm site in Old City Beach, one of the largest blocks in the suburb, this blue-chip location offers incredible potential.

While your architect is designing your ultimate dream home, the property would attract a sizeable rental return from families seeking a house near the desirable schools within this popular oceanside corridor. Although largely in original condition, the kitchen and bathroom have been renovated to a good standard, with new laminate timber flooring.

This Old City Beach enclave has the largest average block sizes and the quietest streets of any precinct within the suburb - while being moments from the beachfront promenade and pristine coastline where you'll enjoy coastal walks, refreshing sea breezes and glorious sunsets. You'll love the proximity to a fantastic selection of cafes and open spaces, and the nearby amenities at Empire Village Shopping Centre.

This premium property offering is minutes from Hale School, Newman College, Churchlands Senior High School and world-class sporting facilities, including Bold Park Aquatic, WA Athletics Stadium and Bendat Basketball Centre. Perth's iconic Scarborough Beach lifestyle precinct is a 5-10 minute drive up the coast.

To register your interest in this exceptional opportunity, contact Adam Whitford from Xceed Real Estate today on 0406 616 608.

### Property Features:

Solid c.1950 brick and tile home

3 1 1 1,255 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	27450
<b>Land Area</b>	1,255 m2

### Agent Details

Adam Whitford - 0406 616 608

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
**REAL ESTATE**

Massive 1,255sqm landholding

Renovated kitchen and bathroom

780m to Empire Village Shopping Centre (including The Boulevard IGA)

3.2km to Floreat Forum

700m walk to West Coast Highway

750m walk to City Beach Oval

2.7km to Newman College

3.7km to Hale School

3.3km to Churchlands Senior High School

640m to City Beach Primary School

1.6km to Bold Park Aquatic Centre

4.5km to Scarborough Beach lifestyle precinct

Property is being sold as is and as inspected.

For sale by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*