

Sold



83 Kelvin Street, Maylands



## Swan River and parklands on your doorstep!

The Auction has commenced and the final bidding stage shall commence at 6pm on the 23rd of July.

\*\*\*\*2 bidders registered – Current bid \$660,000\*\*\*\*

Prime blocks a stone's throw from the river are hard to come by. This property at 83 Kelvin Street Maylands sits on a 917m<sup>2</sup> parcel with 18m frontage and offers numerous development options.

Zoned R30, the property is surrounded by quality developments in a quiet pocket of this riverside suburb. The solid 1954 character home has 2 bedrooms, 1 bathroom and would be a fantastic renovation project with room for extension AND a battle-axe subdivision. The home has some lovely character features including jarrah floor boards, ceiling roses, an open fireplace and decorative cornices.

Alternatively, an astute investor may choose to demolish the original dwelling and build 3 dwellings or turn it into 3 survey strata lots.

Bath Street, Gibney and Lacey Reserves are all a short walk away, as is Maylands Peninsula Primary School, and Ascot Racecourse is located directly across the river, accessible via Garrett Rd Bridge.

Minutes away from the Maylands and Mount Lawley café and entertainment precincts, and of course the Perth CBD, this location really is hard to beat! Please contact Graeme Correy on 0419 902309 to register your interest.

For sale by Open Negotiation on or before the 23rd July at 6pm.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	15961
<b>Land Area</b>	917 m <sup>2</sup>

### Agent Details

#### Office Details

Xceed Real Estate - Central  
3 Hasler Rd Herdsman, WA, 6017  
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08 9207 2088

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(Please note that the property can be sold at any time between now and the final bidding stage without further notice).

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