



Unbelievable Potential & Possible City Views!

This home in sought after Leederville, presents so many options to make it an absolute brilliant buy.

Presenting some lovely character features including gleaming timber flooring, ornate skirting boards, high ceilings, archway, sash cord windows and offering three good size bedrooms, modernised bathroom, wide central hallway, lounge living, spacious kitchen/meals and sunroom/sleepout.

All this on a 675sqm duplex size block, 12 metres wide and two street frontage with Austen Lane at the rear.

The location is just superb, with close access to Beatty Park Aquatic centre, Loftus Recreation centre, transport services and of course the Leederville Town Centre and entertainment hub with all its shopping, cafes, restaurants, cinema and more.

Approximately 10 minutes from the CBD with easy access to the freeway North and South.

Now for your options!

- Renovate the home and have heaps of room for the kids to play
- Demolish and build two new homes with their own street frontage and potential for city views
- Subdivide the land and sell the block fronting Austen Lane, build your new home on it and then sell the front home and still more options

This is the property you dream about!

3 1 1 675 m2

Price	SOLD
Property Type	Residential
Property ID	24633
Land Area	675 m2

Agent Details

Ray Jennings - 0418 925 909

Office Details

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

XCEED **REAL ESTATE**

Council Rates \$1440.00 pa approx.

Water Rates \$1294.00 pa approx.

Land area 675sqm

Zoning R40

Call Ray on 0418 925 909

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