



492 Newcastle Street, West Perth



## Exceptional City Fringe Development Opportunity!

Auction Location: Online Auction

This gorgeous circa.1940 bungalow property takes the term 'fringe dwelling' to an entirely new level!

Aside from the obvious aesthetic appeal of the charming dwelling, there's also 696sqm of prime urban real estate - zoned R160 (mixed-use residential/commercial) and brimming with development potential.

Inside the home, find three spacious bedrooms, a study, bathroom (two WCs) and character features such as original jarrah boards and soaring decorative ceilings. Set on solid limestone footings and with a quaint bullnose veranda, it could be returned to its former glory by a keen renovator.

Alternatively, take advantage of the hot rental market and lease this beauty in the short or medium term while you explore the exciting development options, including a potential mixed-use highrise complex (subject to local authority and WAPC approvals. Buyers to conduct their own due diligence and make enquiries to the City of Vincent).

Moments from Perth's CBD, Northbridge, Leederville and rail transport, this premium city fringe location is always in high demand. Stroll to festival and live music events, endless eateries on Oxford Street, and enjoy proximity to Loftus Recreation Centre, Hyde Park and magnificent Lake Monger.

3 1 696 m2

**Price** SOLD for \$1,081,000

**Property Type** Residential

**Property ID** 29053

**Land Area** 696 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**

Don't delay - contact Adam Whitford of Xceed Real Estate on 0406 616 608 with your interest today.

Features include:

Elevated 696sqm prime site with city views  
Zoned R160 - mixed-use (residential/commercial)  
Highrise potential  
3-bedroom character home  
Separate study area  
Large workshop with ROW access  
Bathroom, laundry, 2 WCs  
Air conditioning  
Large covered alfresco area  
Gas cooking in the kitchen

Location (approx. distances):

Perth CBD 1.9km  
Central Leederville precinct 900m  
Leederville Station 1.0km  
Hyde Park 1.5km  
Lake Monger 1.8km  
North Perth Primary School 1.3km  
St George's Anglican School 1.6km  
Aranmore Catholic School 2.0km

*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.*