







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.

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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
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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

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