







Leafy Street-Front Living Ready to be Loved

HOME OPEN CANCELLED. UNDER OFFER BEFORE FIRST OPEN!! CONTACT AGENT FOR OTHER OPPORTUNITIES

Set back from the street behind a classic picket fence, this 400sqm survey-strata street-front home offers privacy, space and exciting future potential. Nestled within a leafy garden setting, this original 1960s brick-and-tile character residence presents a blank canvas - ideal for renovators, creatives and forward-thinking buyers ready to transform something truly special.

Whether you're planning to renovate and extend, land-bank for future development under the desirable R80 zoning, or secure now, design and build your dream home in years to come, this property offers a value-adding opportunity in an ever-tightening Perth property market - especially within a suburb located approximately 8km from the Perth CBD.

The home comprises three bedrooms, one bathroom with a separate toilet, along with dedicated living, dining and kitchen spaces. Step inside and you'll immediately appreciate the warmth and character, highlighted by timber flooring, high ceilings, decorative cornices and a functional layout brimming with potential. With thoughtful updates, the home could be reimagined into a light-filled open-plan kitchen, dining and living area, complemented by a modernised bathroom and seamless indoor–outdoor flow - while still preserving its original charm. The possibilities are truly endless.

3 1 2 400m2

Price	SOLD for $950,000
Property Type	Residential
Property ID	32666
Land Area	400 m2

Agent Details

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Office Details

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Outdoors, the expansive wrap-around yard provides a playground for creativity. Whether you envision an entertainer's haven, a lush garden retreat or a family-friendly oasis, there's ample space to bring your ideas to life. A mature tree in the front yard even presents the whimsical potential for a future treehouse - sure to delight young families.

With the upcoming Bentley Redevelopment Project set to revitalise the surrounding area into a vibrant, well-connected community, and the median house value in St James currently sitting around $970,000, this suburb is primed for continued growth. This is a strategic opportunity to secure a foothold in a high-demand, high-growth pocket before it reaches the $1 million club.

Why This Will Tick the Boxes
• Original 1960s character home ready for refurbishment or reinvention
• Separate living area and sizeable bedrooms
• Air-conditioning to the main bedroom
• Spacious kitchen and dining area
• Rumpus room easily converted into a study or home office
• Expansive wrap-around yard ideal for extensions or landscaping
• Rear patio offering creative indoor–outdoor potential
• Solar panels - helping to reduce ongoing electricity costs
• R80 zoning (STCA) – future redevelopment opportunity (multi-res)
• No strata fees or shared property
• Fully fenced
• Double carport
• 400sqm survey-strata lot
• Approx. 103sqm internal living

Why You'll Love the Location
Conveniently positioned just off Albany Highway, this residence is only minutes from Victoria Park's vibrant café, dining and shopping precinct. Families will appreciate the nearby parks and amenities, while investors will value the excellent connectivity—bus stops close by, easy access to major arterial roads, and short drives to Perth CBD, Curtin University and major shopping centres including Westfield Carousel, Waterford Plaza and Bentley Plaza.

Outgoings
Council Rates: $1,880 (FY 25/26)
Water Rates: $1,039.17 (FY 24/25)
No strata fees

This is more than just a house - it's an opportunity. Visionaries, small families, renovators and investors who can see beyond the present will immediately recognise the potential to create something exceptional. The property is rentable in its current condition, with clear scope to add value through renovations or future improvements. With Perth's median house price now sitting around $1.087M, this home is well positioned for long-term capital growth. Don't miss your chance to secure this home in a prime location.

Contact Janet Yeap on 0452 018 118 today for more information or to book your look!

Disclaimer: Whilst we use our best endeavours to ensure all information is correct, buyers should make their own enquiries and investigations to determine all aspects are true and correct.

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