

**10 Lamond Street, Melville, WA 6156**

THE AGENCY

**House For Sale**

Saturday, 10 February 2024

10 Lamond Street, Melville, WA 6156

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 858 m2**

**Type: House**



Zvon Mikulic  
0439811023

## Expressions of Interest

Bring your vision to life here at 10 Lamond Street Melville and start thinking about building your dream home in one of Perth's very best locations on this premium 858sqm block zoned R20, with the potential to subdivide subject to local council and WAPC approval. Loved and cherished by its original owners for over 57 years this unique offering of prime Melville land currently plays host to an original 2-bedroom 1 bathroom character residence that is to be sold "AS-IS" and is ready to make way for the residence you have always wanted. Embrace the family-friendly feel in one of Melville's most desirable pockets, put those walking shoes on and stroll to Melville Primary School, Melville Senior High School, Kadidjiny Park and Blend Café and Pizza Bar are all just minutes away from your future front doorstep. Take advantage of the picturesque Swan River, shopping at Westfield Booragoon, Melville Plaza and finish off the day in Freo all minutes away in its own right. This is your chance to unlock both the amazing potential and fascinating possibilities that lie in store. Opportunity knocks – and your next adventure awaits Contact Exclusive Listing Agent Zvon Mikulic, now on 0439 811 023 to arrange your private viewing today! Features include, but are not limited to:

- 858sqm (approx.) Zoned R20.
- 19-metre (approx.) frontage
- Original 2x1 home to be sold "as is" – with a structural inspection available on request.
- High ceilings
- Jarrah timber flooring
- Panasonic split system reverse cycle air-conditioner
- Electric cooktop/oven
- Skirting boards & feature cornices
- Security door at the rear entrance
- Double door entrance
- Huge separate lounge & dining room
- Workshop and shed at the rear of the property
- Large linen press
- Underground power on the street
- Separate kitchen with double sinks, gas cooking and built-in storage
- Large main bedroom with BIR
- Separate toilet
- Flat roof patio area
- "Blank canvas" of a backyard, with rear access
- Built in 1965 (approx.)

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.