

106 Ivanhoe Street, Eden Hill, WA 6054



House For Sale

Tuesday, 21 May 2024

106 Ivanhoe Street, Eden Hill, WA 6054

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 706 m2

Type: House



Bradley McBeath

0437015817

UNDER OFFER \$650,000!

MORE PROPERTIES WANTED FOR GENUINE & QUALIFIED BUYERS WHO MISSED OUT ON THIS ONE.THE MARKETING CAMPAIGN FOR THIS PROPERTY ATTRACTED-MULTIPLE OFFERS & MULTIPLE BUYERS WHO MISSED OUT"YOU'LL BE GLAD YOU CALLED BRAD"Ray White & Eden Hill TOP SELLING AGENT Bradley McBeath welcome you to this EXCITING OPPORTUNITY to INVEST IN YOUR FUTURE!!!TO AVOID DISAPPOINTMENT, REGISTER YOUR INTEREST IMMEDIATELY, THIS ONE WILL BE POPULAR!!!On offer is a rock solid, double brick & tile home that was built in 1962.There are period features such as the traditional front porch, high ceilings, Jarrah Floorboards (under the floor coverings) & the original fireplace (gas bayonet installed)The home would certainly benefit from a renovation but is perfectly liveable/leasable as is.The kitchen & bathroom are in mostly original condition.The light filled lounge room overlooks the front yard.There are two bedrooms in the house plus a third room/sleep out that could be used as a children's play room or home office.You have a great size back patio which is perfect for year round entertaining.The back yard is HUGE & could be considered as a blank canvas.There are three garden sheds & a good old fashioned Hills Hoist!Bore reticulation keeps the lawn green.Drive through access would make this property suitable for a home handyman or tradesman that wants to park off the street.There is more than enough room to build a workshop, a granny flat or even a second house!Reasons why 106 Ivanhoe Street is a great place to call home -+ Eden Hill Primary School is over the road+ The locally renowned Ida St shops & Down The Road Bar & Grill are a hop, skip & a jump away+ Coles Bassendean & all of the lifestyle amenity available on Old Perth Road are just over the bridge+ The Bassendean Train Station is 1.3 km's as the crow flies+ Mary Crescent reserve is a football kick away+ You can be in the Swan Valley in no time at all+ 12 km's to the Perth CBD & the Perth Airport is less than a 15 minute driveDEVELOPMENT INFORMATION-As per Local Planning Scheme 11, which was gazetted on the 24th of April 2024, this now allows you to retain the existing home & build another property in the back yard (subject to local council & WAPC approvals)Zoned R20/30, there is 3.8 metres side access, the existing home is right at the front of the block.Using the R30 Zoning, the minimum allowable lot size for a new block in the back yard is 260m².The land this home sits on is nice & level, adding no expensive retaining costs to the subdivision.An important note for potential buyers to consider is that land APPRECIATES & buildings DEPRECIATE.Based on past history, older homes on development sites offer SIGNIFICANT FUTURE CAPITAL GAINS.The new owners options include -Rent out the whole property & enjoy watching your asset appreciate.Live in the front home while building your new home in the back yard.Subdivide & sell the back block which would massively reduce your holding costs on the front property.Eden Hill would have to be one of Perth's most under valued suburbs.Located right next door to Bassendean & Morley which have both already skyrocketed up in value, this suburb is poised for it's turn to appreciate.Eden Hill residents have access to all of the amenities in Bassendean & Morley without the hefty price tag, but things will change, GET IN NOW WHILE YOU CAN!Real Estate market forecasters are predicting FURTHER PRICE RISES in Perth so NOW is the perfect time for you to INVEST IN YOUR FUTURE!TO AVOID DISAPPOINTMENT, REGISTER YOUR INTEREST WITHOUT DELAY.BASED ON THE CURRENT MARKET CONDITIONS & THE SHORTAGE OF HOMES FOR SALE IN EDEN HILL, THIS ONE WILL BE POPULAR!!!2023 Annual RatesShire rates \$1803Water rates \$978From an investment perspective, the current rental appraisal for this property is \$600-\$650 per week.Buyers please note that I already have interested parties from my buyer's database registered to view this property.Register your interest NOW!!!THE EDEN HILL REAL ESTATE MARKET IS ON FIRE & IS SHOWING NO SIGNS OF SLOWING DOWN ANY TIME SOON!THIS PROPERTY, IN THIS LOCATION, AT THIS PRICE WILL NOT LAST!!DO NOT DELAY YOUR INSPECTION OF THIS EXCITING OPPORTUNITY TO CALL 106 IVANHOE STREET YOUR NEW HOME!!!Call 92799807 for your hassle free, no obligation appraisal of your property."YOU'LL BE GLAD YOU CALLED BRAD"