

# 106 Moulden Avenue, Yokine, WA 6060



## House For Sale

Friday, 1 December 2023

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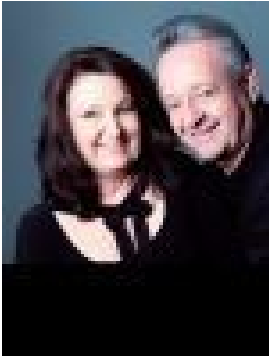
Bedrooms: 4

Bathrooms: 1

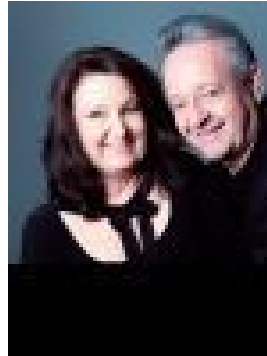
Parkings: 2

Area: 1055 m2

Type: House



Mark Passmore  
0892750388



Debra Passmore  
0411888138

## OFFERS/AUCTION

Offering many possibilities in one of Perth's most highly sought-after and convenient locations, a rare opportunity not to be missed! With its 2 storey traditionally built home which has versatile use with 3 or 4 bed ,2 bath, kitchen, 3 or 4 living area home on street level. Downstairs on lower ground level are 2 x 2 big living areas with a separate kitchen, bathroom and W/C that was used for family living and entertaining. These areas could be connected simply to form another home ideal for your young adults as they form relationships and need to save money for their own homes, or used as two separate flats you could lease out to boarders (both flats have separate entry doors off the side driveway) The home is well positioned to allow side access to retain existing home and build behind, being a triplex sized 1055sqm block with a wide 20.1metre frontage, R30 zoning and with glimpses over leafy Western Australian Golf Club and City views, it really worthwhile viewing! Having been cherished by its original owners for the past 59 years, if the walls could talk, oh the stories they could tell! The 2-storey home is substantial in size, with accommodation split over two levels, the space and versatility provided is simply sublime. Currently configured as one large family home, on the main level lies 4 large bedrooms, 1.5 bathrooms, a large kitchen and dining area, plus two separate living zones. Whilst on the lower undercroft level you'll discover a second fully equipped kitchen/ bathroom, W/, separate dining room, second W/C plus another two huge living spaces, along with direct access out to the sprawling backyard. Furthermore, with the bonus of two independent entrances to this lower level, the flexibility offered is simply unrivalled. For those with extended or intergenerational families, the potential is here to create two self-contained dwellings (one on each floor), or for investors, subject to some alterations, the lower level could be split into 2 flats for double the income. Otherwise, simply enjoy the abundance of space and configure it have a movie room, games room and teenager's studio - It is your choice! Alternatively, if it is a development site you're after, with a whopping 1055sqm of rare earth to play with, R30 zoning, a 20.12m frontage and breathtaking City views, the possibilities here are equally exciting. Retain the existing home and build a second at the rear, demolish and build up to 3 new luxury dwellings, or simply unleash with the home of your dreams! Additionally, with the existing home itself in reasonable condition, it could be rented out whilst you get your plans approved, subject to the necessary remedial works being completed. Regardless of the option you choose, you can buy with confidence knowing the location is second to none! Nestled in a quiet residential street surrounded by well-maintained homes, you are only a short walk to the nearest bus stop on Flinders Street, which will get you into the CBD in approximately 20 minutes. Dog Swamp & Flinders Square Shopping Centres are both only a quick car trip down the road, whilst the sprawling Western Australian Golf Club is only a hop, skip and a jump away up the street. Carmel School, Servite College, Yokine Primary & St Denis Catholic Primary are all within close proximity, plus you also have a number of great parks, recreational facilities, restaurants, and local cafés nearby. And when you want to enjoy a night out, the ever-popular Mt Hawthorn, North Perth & Leederville social precincts are only a short Uber ride away. Simply too good to miss! You can either make your offer now or take a chance and bid at AUCTION, ONSITE SUNDAY 17TH DECEMBER 2023 AT 1.00PM (UNLESS SOLD PRIOR). PLEASE NOTE: 1). THE PROPERTY IS TO BE SOLD ON AN "AS IS, WHERE IS" BASIS. 2). ALL DEVELOPMENT IS SUBJECT TO COUNCIL AND/OR WAPC APPROVAL. 3). ALL AREAS AND DIMENSIONS PROVIDED ARE SUBJECT TO SURVEY AND ARE SHOWN AS APPROXIMATE ONLY. For further details, please contact Mark & Debra Passmore via SMS on 0411 870 888 / 0411 888 138 or email [mark@passmore.com.au](mailto:mark@passmore.com.au)\*\*\*Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon, before entering into any Contract of Sale\*\*\*