

**11 Garden Street, Swanbourne, WA 6010**

**DUET**

**Sold House**

Wednesday, 13 September 2023

11 Garden Street, Swanbourne, WA 6010

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 685 m2

Type: House



Susan James  
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**\$1,925,000**

**THE FEATURES YOU WILL LOVE** Are you looking for a fantastic block in a family friendly neighbourhood? Located in a whisper quiet street, this elevated 685sqm block has a coveted north facing rear and a basic, but rentable 3 bedroom 1920s cottage. Presenting buyers with fantastic options – land bank, renovate if you are up for a project or demolish and build. Don't think too long about this opportunity as it will disappear quickly. Block dimensions: width 15.09m x depth 45.46m. Zoned R20. The property is being sold in "as is where is" condition, save and except for statutory requirements including smoke alarms and RCDs.

**THE LIFESTYLE YOU WILL LIVE** Located a short stroll from Scotch College, Lake Claremont, Cresswell Oval and the local cafes and shops of the Swanbourne Village, this location will give your family an incredible lifestyle. Whisper quiet, family friendly, tree lined streets surround the property. Locals stroll past on their way to walk their dogs at the Scotch playing fields, children play in the streets and many of the neighbours have lived here for years. It's a special part of the world, desired by people of all ages.

**THE DETAILS YOU WILL NEED** Council Rates: \$1,700.34 per annum Water Rates: \$1,120.42 per annum Land Area: 685m<sup>2</sup>