

# 11 Playfield Street, East Victoria Park, WA 6101

## House For Sale

Thursday, 4 January 2024

11 Playfield Street, East Victoria Park, WA 6101

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 765 m<sup>2</sup>

Type: House



Ben Silverman

## Offers above \$700,000

Motivated Seller - Make an offer. I see the potential either way (renovate or start again). With supply tight and demand strong this property will not be for sale for long. East Victoria Park is in strong demand and this property is located less than 8km from Perth CBD. If embarking on a renovation it would not be for the faint hearted but it is possible to renovate this property with its solid brick structure. With its hard wood flooring and high ceilings the bones are there to restore this property. With a new tin roof, kitchen and bathroom you could save a lot compared to having to start again. Sitting on a generous 765m<sup>2</sup> parcel of land this modest 2 bedroom 1 bathroom home has seen better days but the smart buyer will swoop in and buy this well located property located directly opposite Higgins Park. Only 450 meters away is Millen Primary School and the Welshpool Train Station is 2.5km away and 7.8km to the Perth CBD. This property is all about the location as you are less than 5 Minutes' drive to the start of the café strip on the Albany Highway heading towards Perth. The ever popular Venn café and Balmoral Hotel are less than 2km away. Option 1. With a solid brick structure here renovate this property back to its glory days. Option 2. Demolish and build your new home. The substantial backyard is a blank canvas to create whatever you desire. Features: • 2 bedrooms • Sleepout • High ceilings • Formal lounge with Hitachi split a/c, ceiling fan and gas bayonet • Original kitchen with gas oven and 4 cooktop • Wooden floorboards • Bathroom with separate bath • Separate Laundry with W/C • Gas storage HWS • 2 sheds • Solid carport • Open parking for up to 6 vehicles • Colourbond fencing to both sides of the property • Mature trees established • Bore This property is being sold "AS IS". The sellers will allow inspections to take place prior to any offer being written up. Contact Ben Silverman on 0487 727 054 for more information. Disclaimer: \* The above information is provided for general information purposes only and may be subject to change. No warranty or representation is made as to the accuracy of the information and all interested parties should make their own independent enquiries relating to the information provided and place no reliance on it.