

112 Hordern Street, Victoria Park, WA 6100

THE AGENCY

House For Sale

Friday, 24 May 2024

112 Hordern Street, Victoria Park, WA 6100

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 489 m²

Type: House



Tom Mischak

Low to Mid \$1 millions

**** Next Viewing - Thursday 30th of May - 5:00pm to 6:00pm *** End Date Sale - All Offers Presented Wednesday 5th of June at 5pm** *Tom Miszczak from The Agency has the pleasure of bringing this gorgeous family home with outstanding development potential to the WA market. Situated in one of the rarest pockets of the area, sitting in an elevated and private cul-de-sac with city views from the front porch, this development potential site will be a highly sought after residence in this market. The home itself is quintessential 1930's Australia with soaring high ceilings, Leadlight windows and Jarrah floorboards providing you and your family with the perfect next step. The development options include (all STCA):- Retain the existing home and create a new lot behind.- Demolish and create a 3 townhouse site with sweeping city views.- Demolish and build up to 8 apartments. Estimated Rental Income - \$800 per week Features include:- 3 Bedrooms - 1 Bathroom- 2 Car Secure Garage (Entrance from rear laneway)- 489sqm Green Title Block with 2 Frontages- 13.31m Frontage to Hordern Street- City Views from Front Porch and Rear Yard- Upgraded Kitchen and Bathroom- Stunning High Ceilings- Built in 1930- Jarrah Floorboards- Walking Distance to the Vic Park Cafe Strip, Shops, Schools, Parks and Public Transport. Positioned in one of the rarest locations in the area with the perfect combination of R80 zoning, elevated city views from the ground level, cul-de sac position and both street front and laneway access, this something special. Sitting just 3km from the Perth City, the character bungalow welcomes you in with its period charm and timeless features. As you take your first step onto the front porch and look over to the views, you'll gain an instant appreciation of what is to come. Internally the beautiful jarrah floorboards, high ceilings and leadlight doors instantly hit you with the quality through-out. The main lounge room adjacent is the perfect place for the family to rest and unwind amongst a stunning featured ceiling, fireplace feature and great natural light. The main bedroom is located on the opposite side of entrance hall and is a king sized space with a wonderful Southern aspect and with robes included. Bedroom 2 sits through the hall and has similar features with a Northern aspect while positioned directly next to the luxurious main bathroom with granite tops as a highlight. The open plan kitchen and dining is the ideal country style layout with ample bench space, high quality Miele appliances including gas cooking and built in dishwasher. There is also a separate laundry and butlers pantry bringing it into the modern age. The activity/study to the rear is the perfect 2nd living area or working from home office space with great lighting here also that overlooks the large backyard to the rear. Bedroom 3 completes this space by providing the flexibility for the growing family or maximising the rental return. The rear toilet and 2nd laundry could also be easily converted into a 2nd bathroom and increase the comfort and returns into the future. Out the back is the double secure carport with automatic roller door that leads to a blank canvas of a yard featuring established trees and shrubs and ample space for the kids and pets to run around play in, another rarity in this location. With the Vic Park Cafe Strip the heart of the entertainment district, the lifestyle here will be dynamic and loved. The future footbridge will also make the city a much more easily accessible place and will connect the area to the rest of Perth. For more information contact your REIWA award winning agent - Tom Miszczak on 0400 217 162 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.