

# 112A Alma Road, North Perth, WA 6006

## Sold Residential Land

Tuesday, 9 January 2024

112A Alma Road, North Perth, WA 6006

Area: 234 m2

Type: Residential Land



Chris Pham  
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**\$640,000**

Prepare to be captivated by this exceptional opportunity on an immaculate 234sqm site on the vibrant Mount Lawley border, eagerly awaiting your architectural masterpiece! With the breathtaking Hyde Park close by and prestigious schools at your doorstep, the allure of this location and the accompanying lifestyle are simply irresistible. Embrace the boundless potential of this idyllic block with its generous 10.06m frontage providing a perfect canvas for any number of magnificent double-storey designs. Your architect will have complete freedom to craft a home that embodies your unique vision. With no need to wait for demolitions, once this beauty is in your possession, it's time to embark on an exhilarating journey! Nestled among the enchanting tree-lined streets, this fantastic site effortlessly ticks all the boxes for families, couples and downsizers seeking a new chapter. Bask in the convenience of living within walking distance of sought-after local schools, including North Perth Primary and Mount Lawley SHS. Within a mere eight minutes, immerse yourself in the bustling shopping and dining meccas of Mount Lawley, North Perth, or Mount Hawthorn. Your biggest "first world problem" will be choosing which café to indulge in this weekend! Enjoy easy access to bus transport on Fitzgerald Street and a lifestyle that will leave others green with envy. Seize this extraordinary opportunity to create a haven that reflects your unique style and aspirations. Step into a world of endless possibilities, where your dream home becomes a remarkable reality. Don't miss out on this once-in-a-lifetime chance to shape your future in this vibrant and sought-after neighborhood! • Vacant 234sqm block with 10.06m frontage • Fantastic location 9-minute walk to Hyde Park • Eight minutes to Mount Hawthorn, Mount Lawley and North Perth shopping and dining precincts. • Local Authority - City of Vincent • Close to desirable local schools and in the Mount Lawley SHS Zone. • Zoning R40 • Council Rates: \$1374.56pa • Water Rates: \$ 749.19pa Please contact Chris Pham from Belle Property for more information regarding this rare opportunity at 112A Alma Road, North Perth. \*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. Please note that some photos are artist impressions only. Any chattels depicted or described in the information are not included in the sale unless specified in the Offer and Acceptance. \*