

1,2,3,4/246 Broome Street, Cottesloe, WA 6011



Block Of Units For Sale

Saturday, 9 March 2024

1,2,3,4/246 Broome Street, Cottesloe, WA 6011

Bedrooms: 9

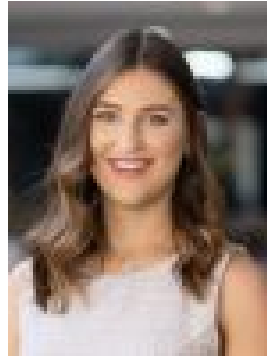
Bathrooms: 4

Parkings: 5

Type: Block Of Units



Richard Young
0412385056



Hannah Tallon
0414755542

All Offers by 26 March at 4pm

An exceptionally rare opportunity to acquire a north-facing (663sqm) elevated corner allotment, 200m from the beach, offering existing rental return or prime re-development potential. A group of four strata titled iconic 1950s modernist-style apartments occupy this premium beachside location. Each of the apartments ranges in internal sizes from the largest ground-floor dual-facing dwelling (117sqm) with a sunny vine-covered courtyard and independent lock-up garage, to a neat first-floor dwelling at 64sqm. As an existing investment, this property offers a market rental return attracting long-term tenants seeking an idyllic low-maintenance lifestyle in one of Perth's most coveted beachside locations, but equally presents prime opportunities to re-develop (of a similar shape & mass) into something truly unique and sympathetic to Cottesloe's premium coastal landscape. Unit 1 is currently vacant with a market rental appraisal \$750-\$800 per week. Unit 2 is currently leased until 4/2/2025 for \$680 per week. Unit 3 is currently leased until 23/01/2026 at \$615 per week. Unit 4 will be leased until 09/2024 at \$750 per week. Primely located within walking distance to excellent cafes, bars, gourmet bakeries & grocery stores, along with multiple fitness studios and leisure clubs, there's a regular bus service stopping just outside the property via North Street, while Grant Street train station is less than 20 minutes away by foot. Opportunities of this unique calibre and investment potential are rare jewels within Cottesloe's incredibly sought-after property sector, and anticipated interest is expected to be extremely high.

- Prime elevated 663sqm corner allotment (Broome & North Streets)
- Current occupancy: 1 x vacant & 3 x tenanted
- Two ground floor apartments & two at first floor
- Potential to redevelop to a similar size & mass, or continue as a rental asset
- North-facing exterior
- Five 15sqm tenant lock-up garages
- Secure rear access to communal garden and entrance doors
- Communal washroom, clothesline & garden
- Secure & gated complex; intercom entrance
- Wide verge set-back from Broome Street

Council Rates: Unit 1 \$1,652 Approx per annum Unit 2 \$1,609 Approx per annum Unit 3 \$1,627 Approx per annum Unit 4 \$1,588 Approx per annum Water Rates: Unit 1 \$1,346 Approx per annum Unit 2 \$1,225 Approx per annum Unit 3 \$1,225 Approx per annum Unit 4 \$1,305 Approx per annum

Disclaimer: The particulars of this listing have been prepared for advertising and marketing purposes only. We have made every effort to ensure the information is reliable and accurate, however, clients must carry out their own independent due diligence to ensure the information provided is correct and meets their expectations.