

14 Vincent Street, Mount Lawley, WA 6050



House For Sale

Friday, 3 November 2023

14 Vincent Street, Mount Lawley, WA 6050

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 464 m²

Type: House



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Expressions of Interest

After 59 years of providing the current owners with the lifestyle they cherished in vibrant Mount Lawley, this circa 1925 family abode has now come to market, excited about its future prospects with a new owner, itching to let their creative juices flow and uncover all the hidden charm of yesteryear. Nestled on a generous 462m² green-titled block, this semi-detached residence will let you explore the possibility of a getting council approval for future subdivision at the rear of the property, ideal for a two-storey townhouse with rear lane access, or create the larger garden you've always wanted. As a savvy investment, the rising rental market provides the perfect opportunity for you to buy and rent the home as is, giving you time to design and plan your future makeover, with or without a separate rear abode or granny flat.

Property Highlights: Location, Location, Location: Situated in the heart of Mount Lawley, just a stone's throw away from the renowned Beaufort Street café strip and the picturesque Hyde Park, this property embodies the true essence of inner-city living. You'll be spoiled with an array of dining, shopping, and entertainment options right at your doorstep.

Mount Lawley School Catchment Zone: Families will appreciate that this home falls within the coveted Mount Lawley School catchment zone, ensuring quality education options for your children.

Convenient Public Transport: Commuting to the city has never been easier, with convenient public transport options available, providing direct access to Perth's bustling central business district.

Hidden Character: The front interior of the home retains its original charm with high ceilings, jarrah flooring concealed beneath the carpets and fireplaces, waiting to be uncovered and restored to their former glory.

Spacious Living: Enjoy a spacious interior with two large bedrooms and a third smaller bedroom, a huge family room, and a generous-sized original kitchen. This is ideally configured for a smart renovation, or perhaps considering the possibility of opening up the dividing wall to create a massive and eye-catching open plan kitchen/dining/living, with views to the rear yard. The family bathroom is tidy and its location next to the outdoor laundry lends itself to amalgamating the two into a modern combination bathroom/laundry.

Parking and Storage: The lengthy driveway will allow parking space for six cars or more and leads to a carport with back lane access, a work shed and adjacent operational outdoor toilet.

Lock Up and Leave Lifestyle: Whether you're seeking an inner-city haven or an investment property, you have the opportunity to create your low-maintenance home, offering a "lock up and leave" lifestyle that is perfect for those with busy schedules, or those looking to explore the ever-changing amenities in this sought-after Mount Lawley precinct.

This is an outstanding opportunity to embrace the charm and convenience of city living in one of Perth's most sought-after neighborhoods, by securing your own Mt Lawley abode with incredible potential for the future.

Key features
Built 1925 on a 462m Green Titled Block
Frontage of 12m and length of 38.4m
3 bedrooms, (2 large and 1 smaller)
1 bathroom, 2 WC
Large family room, spacious kitchen/meals with gas cooking
High ceilings, jarrah flooring, fireplaces
Multiple Split-System Air conditioning units
Security Alarm - can be armed just perimeter or interior as well
Security shutters
Side driveway provides multiple car parking
North-facing backyard with patio, carport and storage shed
Access off Merifield Lane
Lock up and leave lifestyle
Ability to sub divide STCA with rear lane access
Brilliant Location
In catchment zone for Mt Lawley High school
150m to Beaufort Street
300m to Hyde Park
2kms to CBD
650m to Perth College
800m to Highgate Primary School
250m to Queens Hotel
430m to Fresh Provisions and Astor Theatre
700m to new Woolworths on Bulwer St