

146 Shepperton Road, Victoria Park, WA 6100



House For Sale

Wednesday, 15 May 2024

146 Shepperton Road, Victoria Park, WA 6100

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 1012 m2

Type: House



Edward Lim

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JUST LISTED!

Proudly Presented by Edward Lim...Get ready to turn your property dreams into reality with 146 Shepperton Road - your ticket to prime real estate right on the edge of the city! This isn't your run-of-the-mill block; it's a goldmine of opportunity that's bound to set your imagination on fire. Spanning an impressive 1012m² with a sought-after R40 zoning, this 1906 character home is your gateway to endless possibilities. Imagine the rush of excitement as you contemplate the potential to develop not just one, but up to four dwellings on this expansive site. With over 20 meters of frontage, the sky's the limit. Your vision, your rules! Sure, the existing home is sold "as is", but that's where the fun begins. With its lofty ceilings, ornate cornices, and inviting front verandah, it's a blank canvas just waiting for your personal touch. Whether you're dreaming of a stunning renovation or considering the thrill of leasing out while you plot your grand development scheme, the options are limitless. And with the tantalizing prospect of retaining the existing home and subdividing (pending local council and/or WAPC approval), you're in the driver's seat of your property adventure. But wait, it gets even better. Nestled in one of Victoria Park's most coveted neighbourhoods and mere moments from a treasure trove of amenities, the lifestyle here is simply unbeatable. From top-notch eateries lining Perth's bustling strip to serene parklands, prestigious schools, and convenient public transport links, everything you desire is right at your fingertips.

The Property & Why It's So Irresistible!?!*

- * Huge Green Title Block of 1012m²
- * Quadruplex Development Block (STCA)
- * Existing home comes with 4 bedroom and 1 bathroom
- * NBN Ready (FTTP - that's the good one!)
- * Outdoor shed
- * Walking distance to local amenities
- * Easy access to nearby public transport
- * Perfect Lock & Leave
- * Private, Low Maintenance & Secure
- * Estimated rental return \$650 - \$670/week
- * and list goes on...

The Potential...*

- * Renovate for own stay
- * Renting out to earn income (land banking)
- * Retain the existing home and build the rear
- * Demolish and build your dream family home
- * Subdivide and sell the blocks (STCA)
- * Demolish and build 4 new homes

The possibilities are just endless!

Outgoings: *

- * Council Rates: \$1,729.33 (FY 2023- 2024)
- * Water Rates: \$997.77 (FY 2022 - 2023)

Ready to seize this once-in-a-lifetime opportunity? Don't miss out, contact listing agent Edward Lim today on 0408 929 655 for more details or to schedule a viewing. Your property journey starts here, and the excitement is just getting started! ** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **