

15 Butler Lane, East Victoria Park, WA 6101



Sold Residential Land

Monday, 4 September 2023

15 Butler Lane, East Victoria Park, WA 6101

Area: 329 m2

Type: Residential Land

Contact agent

CALL OWNER DIRECT - IF you are seeing this AD it is still available SUITS: - Small Families that want space AND City living - Busy Working Couple that wants low maintenance, space and a luxury place to entertain their guests on the weekend BUT sick of apartment living - Investors that want Capital Growth (Suburb has seen a 10% rise in the past 12 months) - Median Property Price for a 4x2 in East Victoria Park is 935,000- High Rental Yield (scarce properties to rent are driving the price up) Major Benefits of this LAND:- Shorter Commutes (Avoid the Long Traffic)- Unique Lifestyle - Visit Entertainers Easily at RAC Arena & Optus Stadium- Letterbox & Rubbish Collection from Butler Lane - Front Access from Butler Lane (Visitors & You)- Vehicle Access is from Butler Lane - Build a Squared Home over a narrow home, it's both aesthetically pleasing and COSTS LESS to build. - Can live Car-Free being close to everything- Grab a direct bus to the City or Carousel Shops - Walk 2 mins to John Bissett Reserve Park, Dogs allowed (Tennis, Pingpong & Public Park for your outdoor walk and Vitamin D) - Short commute if not walk, to Perth's Most Iconic Cafe & Restaraunt Strip LAND FITS A Single Story SPACIOUS 3x2+ Theatre or a 4X2 Perfect for WIDE home lovers INSTEAD of skinny & Narrow styled homes! I've designed and built over 100 houses as a small Perth Developer, if you need help with finding a reputable builder and designer, we are happy to help. Located Only: * 450m from the Jellybean Roundabout on Albany Hwy & the Vic Park Cafe Strip * 750m walk to the West Coast Eagles' new home at Lathlain Park * 1100m walk to both the Victoria Park and Carlisle train stations * 2.9km from Burswood Crown Casino * 4km from the Coliseum (Optus stadium) * 5km to Elizabeth Quay * 7km to Kings Park * 11km to Perth International Airport * Zoning is R40 * There will be no strata fees, meetings or levees. * The plan attached wouldn't be comply come September, if you are thinking about building something like it, you need to act quickly. As the new RCodes wouldn't allow you to have that size alfresco, it would need to be bigger eating into your home. CALL OWNER DIRECT- IF you are seeing this AD it is still available. The Phone Code for this property is: 49453. Please quote this number when phoning or texting. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.