

**15 Ross Street, Kewdale, WA 6105**



**Sold House**

Monday, 14 August 2023

15 Ross Street, Kewdale, WA 6105

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1115 m2**

**Type: House**

**\$915,000**

It's not very often in this business you get to list what we in the Real Estate Industry call 'A CRACKER!!!' Well, 15 Ross Street Kewdale is a Kracker so all developers take notice. POSITION POSITION POSITION!!The house, forget about the house unless you want a massive refurbishment project. So we are selling this one as is.The block however is a massive 1115 SQM with a massive Frontage of 36.57Metres and a current zoning of R20-50-100 which means you have multiple options to develop, subdivide, and capitalise.Only a short walk to the recently refurbished Belmont Forum and Restaurant hub with Bars and Restaurants, Coles, Woolworths, Aldi plus specialty shops, Movie Theatres and Fast Food. Belmont being so close to Perth City has become very popular and here we have POSITION POSITION POSITION which in Real Estate is the Golden Rule.THE HOUSE WILL BE SOLD AS IS AS VIEWED!The buyer is to sign an Electrical Compliance waiver.The house does have live termites.Extremely MOTIVATED seller. Council rates: \$1,381.91 PACall Richard Eldridge for more information P: 0404216528 or E: richard@getrealea.com.auTo be auctioned at 1.00 PM sharp on the 19th of August 2023 ON-SITE if not sold prior. The seller reserves the right to accept an offer prior to Auction Day.\$20,000 Deposit on the fall of the hammer. Settlement date 20th September 2023 on or before by mutual agreement.Disclaimer Bidding to start is a statement of the price at which bidding will start at the Auction. It is not a statement of the 'reserve price' for the property, nor is it indicative of the value of the property.