

16 Wellard Street, Serpentine, WA 6125



House For Sale

Thursday, 30 November 2023

16 Wellard Street, Serpentine, WA 6125

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 2028 m2

Type: House



Mark Grogan

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From \$489,000

This is a unique opportunity to score a piece of local history, but not just a piece of history—a big piece of land with a great three-bedroom, one-bathroom home on it as well as approx 80m² of workshop. This is worth getting excited about! On a half-acre corner block, just up the road from the town centre, the school and the oval, this is a prime position. **WHAT'S GOING ON HERE?** This is a three-bedroom, one-bathroom family home that has two living areas. It has a kitchen for cooking. It has an outhouse for, you know... It was built in the 1940s, and back in those days, it was apparently a service station. Then, in the 1960s, it was a deli or corner store, and it's been in the same family for well over 50 years. But the years have rolled by, and now it's time to sell. While the house was built in the 1940s, it was updated in the 1960s. So, the decor could now be described as old-fashioned meets very old-fashioned. But it's old-fashioned in a charming, character-filled kind of way. It has high ceilings, timber flooring under ancient carpets, and led-light windows. There's plenty to do, but if you take care of the things that need doing, it will reward you enormously. We are on half an acre of land. You won't find that for anything this big, even close to this price these days. The land is awesome—it's flat and accessible, with a frontage of approximately 60 metres. In the backyard, we've got lovely lawns that have been maintained with care and diligence for decades. There's an amazing London plane tree that is truly an exceptional highlight within this incredible backyard. And space. So much space. The workshop is something like 80m², and there are all kinds of options when you've got this kind of room. **WHAT'S IT REALLY LIKE?** It needs external cladding to be redone; it's currently a painted imitation-brick veneer. As in it's not brick veneer but it is pretending to be. That fake brick is looking worse for wear. You could strip it back and reclad it, texture coat it, and do the cosmetic updates that would really enhance the charm of this once-beautiful home. It does need work, and that's me telling you that, so don't come along, look at it, and say, "It needs work," because we know! **SO, I reckon I know some of what you're thinking so I'll answer a few of them. WILL THEY BE FIXING ANYTHING?** Nope. We're selling as-is with this one. **IS IT SUBDIVIDABLE?** Nope. It's still on septic here and unless sewer became available there's no subdivision potential on this one. **IS IT STRUCTURALLY SOUND?** Probably maybe. What you see is what you get, we certainly haven't tarted it up to sell it. You're buying a project. A livable project. With an inside bathroom and an outside dunny. It's being sold as is so you'll be fixing things up anyway. It's been here since the 1940s and it's still standing so that's something. **IS THERE ASBESTOS?** We don't have a report but it was all happening here in the forties, fifties and sixties when they were pumping it out of the factories, so I reckon there is. **IS IT ACTUALLY PRETTY AWESOME AND A GREAT OPPORTUNITY TO GET A BRILLIANT BLOCK WITH A HOUSE THAT COULD BE REALLY AMAZING?** I love your attitude and vision. Yes! It's sensational. Come and make some money, my friend! **CAN I SEE IT?** Yes, hit the **EMAIL AGENT** button and we'll send you some times to view this weekend.