

**176 Forrest Street, Fremantle, WA 6160**

**Professionals**

**House For Sale**

Wednesday, 17 January 2024

176 Forrest Street, Fremantle, WA 6160

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 713 m2**

**Type: House**



Veronica Cole  
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## Offers From \$999,000

Discover the endless possibilities with this exceptional property, in prime Fremantle - as Coastal Metropolis! Talk about opportunity, this one is boasting not one, but two dwellings on this prime land holding. Just a short drive into the bustling heritage suburb of Fremantle, with stunning beaches, parks, maritime history, plus the best café strip and shopping hub. Nestled in a prime location, this property offers not only a charming original cottage but also a very substantial workshop and a modern 2-bedroom granny flat. Talk about versatility, this prime investment opportunity is sure to capture the imagination of savvy investors or perhaps a prime purchase for your Superannuation fund. This property offers buyers, endless options, from 2 or 3 rental streams, or bulldoze the front house and keep the granny flat and live there will you build your dream home (Development & Building Potential Subject to City of Fremantle Approval)

**Key Features:**

- Original Cottage:** Experience the charm of a well-maintained original 2-bedroom cottage, offering character and history and currently rented.
- Huge Workshop:** A massive workshop with the potential to be used as a studio, home office, or perhaps there is an opportunity to rent this for storage space.
- Granny Flat:** The modern 2-bedroom granny flat is an ideal income-generating asset or a comfortable space for extended family to stay.
- Development Potential:** Unlock the true potential of this property by exploring development opportunities. (Development & Building Potential Subject to City of Fremantle Approval). Consult with local authorities to understand the possibilities for expansion or subdivision. For those with a vision, the option to start fresh is available. Consider bulldozing the existing structures and designing a brand-new, customized living space tailored to your preferences with duplex potential.
- Rental:** Leverage the dual dwellings to generate steady rental income. This property is a smart addition to any investment portfolio or diversify with your super fund.

Whether you're an investor seeking rental returns or a buyer hunting, for a prime piece of real estate to snaffle for your super fund - this could be it! Such an enticing parcel with endless possibilities. This could be a new project on the horizon or just rent out and reap the rewards. Act now and call Veronica Cole to secure this rare opportunity. Exclusive Agent 0417 972 903 or [veronica@professionalsmandurah.com.au](mailto:veronica@professionalsmandurah.com.au)

**NB:** Development Potential - R30 Zoning - 713 Sqm Block Any Potential Development will be subject to the City of Fremantle and WAPC Approval. This Property will be Sold on an "As-Is" Basis. Please make your Due Diligence enquiries with the City of Fremantle on 08 9432 9999

\*\*\*The description provided is for general information purposes only. Professionals Mandurah believes that this information is correct but it does not warrant or guarantee the accuracy of the information. Buyers are advised to undertake independent due diligence and make their own enquiries regarding the property, as no responsibility can be accepted by Professionals Mandurah for any information that may be deemed incorrect \*\*\*