

**186 Newcastle Street, Perth, WA 6000**

**House For Sale**

Wednesday, 23 August 2023

186 Newcastle Street, Perth, WA 6000

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 211 m2**

**Type: House**



Rash Dhanjal  
0300243629



Neel Nanwani  
1300243629

**From \$995,000**

Don't miss this exceptional opportunity to secure a versatile property in a thriving precinct. This unique property boasts a land area of 211 sqm and building area of approximately 115 sqm, presenting endless possibilities for occupiers, investors, and developers alike.

**Property Highlights:**

- Prime Mixed-Use Property
- Green title property
- Suits various uses
- Land Area: 211 sqm
- Building Area: Approximately 115 sqm
- Zoning: Mixed Use R80
- High ceilings and abundant natural light
- Redevelopment potential\*
- Proximity to major transportation routes
- Walking distance to amenities and cafés

**Versatile Usage:** The property's flexible zoning allows for various usage options, making it an ideal investment for multiple purposes. Whether you're considering an office space, a potential residential property, short-term accommodation, or even a development site, this property is brimming with potential\*. The City of Vincent has recently proposed a partial road closure of Washing Lane and creation of Mall Reserve. Vehicle access way to this property may not be affected.

**Strategic Location:** Situated in a highly sought-after location, 186 Newcastle Street offers unparalleled convenience and accessibility. With its strategic position, you'll be perfectly positioned to take advantage of the vibrant city lifestyle, nearby amenities, excellent transport links, and the upcoming ECU Campus, set to be completed in 2025. This eagerly anticipated development will undoubtedly enhance the property's appeal and desirability, making it even more sought after.

**Development Potential:** Explore the exciting prospect of development with this property, subject to certain conditions. The Mixed Use R80 zoning opens up possibilities for innovative projects that could reshape this prime piece of real estate. The property is noted on the MRA Heritage Inventory register as 'Level 3 – Place of Lesser Significance' and has potential for partial or full demolition. Buyers must make their own enquiries with Town of Vincent and the MRA which will be assessed on a case by case basis. This is an unmissable chance to secure a property with outstanding potential in a prime city location. The Offers Invited Campaign is set to close on Thursday, 7th September 2023, at 4pm (WST). Don't wait—take action now to secure your future in Perth's dynamic real estate landscape.

**ALL OFFERS WILL BE PRESENTED**

**Offers Invited Campaign:** Closing Thursday, 7th September 2023, at 4pm (WST)

Contact Rash Dhanjal 0410 564 761 for more information or to arrange an inspection.\* - All uses would be subject to council approval and must comply with relevant regulations.\* - All changes to residential use is subject to change of use application via the council.

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.