

2 Clement Street, Swanbourne, WA 6010



Residential Land For Sale

Friday, 19 January 2024

2 Clement Street, Swanbourne, WA 6010

Type: Residential Land



Jayson Renouf

0412597586

Offers

Presented by Jayson Renouf of Renouf Real Estate. Swanbourne's Top Selling Agent and Agency again in 2022/2023! A unique opportunity to secure an exceptional new homesite or two in this outstanding location being a leisurely stroll to Allen park and Western Australia's finest swimming beaches. You have the option to purchase either block singularly whereupon the seller will demolish the existing residence prior to settlement or buy both and start building two homes or perhaps one large residence across the two lots if you require more space. The other option in purchasing both lots is to retain the existing residence and landbank the lots for future use. With a number of exciting options this is an opportunity that rarely presents and is not to be missed! Features: The existing circa 1951 residence sits across two existing lots and is comprised of 3 Bedrooms and 1 Bathroom with a spacious Living room surrounded by generous size gardens with a Right of way [laneway] at the rear providing access and amenity as well as additional design options. The residence will be demolished by the seller prior to settlement if a buyer chooses to purchase either of the blocks singularly. Location : The property is situated in a prominent position within the prestigious coastal suburb of Swanbourne. This high amenity location is only minutes from pristine Swanbourne & Cottesloe beaches and the vibrant Claremont Quarter retail precinct. The site provides close proximity to the majority of Perth's finest schools. Additional local amenities nearby include Cottesloe Golf Club and the Claremont Showground. Walk to the Allen Park, Melon Hill, local bushlands and the Beach! One of Swanbourne's most restful and rewarding locations being walking distance to all the major amenities provided by this ever-popular suburb and with the enviable feature of being able to walk to the beach by only walking across two streets! Lifestyle : The property offers the Swanbourne/Cottesloe village lifestyle with cafes, local shopping and the train station all on your doorstep with the ocean, the river, the Claremont shopping precinct and all that has made the western suburbs Perth's premier residential area in close proximity. The site provides close proximity to the majority of Perth's finest schools. Additional local amenities nearby include Cottesloe Golf Club and Allen Park. Convenience, Lifestyle, Location! Property Particulars: Total Area: 2x 306 square metre Green titled blocks, Frontages: 10.06 metres each, Depth 30.48 metres with a Right of way [laneway] at the rear, Local Authority: City of Nedlands, Zoning: R35. Buy one, buy both the choice is yours! An outstanding opportunity on the Oceanside of the line in Swanbourne, make it yours! For further information or to register your interest in this outstanding property contact the exclusive agent: Jayson Renouf B. Bus RENOUF REAL ESTATE "Selling Swanbourne" Swanbourne's Top Selling Agent and Agency again in 2022/2023! 0412 597 586 jayson@renoufrealestate.com