

**201 Shepperton Road, East Victoria Park, WA 6101**



**Sold House**

Thursday, 29 February 2024

**201 Shepperton Road, East Victoria Park, WA 6101**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 451 m2**

**Type: House**



Lily Chong

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## Contact agent

Introducing 201 Shepperton Road, Green Title Land with Redevelopment Potential in East Victoria Park This property presents a great opportunity for developers or homebuyers looking to build their dream home in a highly desirable location. With the adjacent property (203 Shepperton Road) also available for purchase, there is potential to create a larger development or simply enjoy a larger block of land. Don't miss out on this rare chance to secure your piece of East Victoria Park. Property Details:- One Lot: \$550,000 ; Two Lots: \$1M - Land Size: 451sqm each - Frontage/Rear: 9.7m each - Depth: 46.6m - Zoning: R-30 - Property: 201 - There's currently a 4 bedroom 2 bathroom house on the land (vacant) - Property: 203 - There's currently a 2 bedroom 1 bathroom house on the land (vacant) - Estimated Council Rates - \$2,000 / year / lot - Estimated Water Rates - \$1,200 / year / lot - Within the Town of Victoria Park - Exceptional central location with public transport (buses) nearby as well as Vic Park Café Strip, shopping centre, airport and main roads \*Photos are for illustration purposes only. If you would like to know more information on this, please do not hesitate to contact us on 041 554 7878 or email to sales@iqiwa.com.au Disclaimer: The information provided in this advertisement is intended for general guidance only and does not constitute any part of a contract. We have made every effort to ensure the accuracy of this information, which we believe to be reliable, but we do not make any representations or warranties, express or implied, as to its completeness, correctness, suitability or availability. You should not rely solely on this information and should conduct your own independent enquiries and exercise your own judgement before making any decisions. We are not liable for any loss or damage arising from the use of this advertisement or any of its contents.