

**21 & 21A Cooper Street, Nedlands, WA 6009**

**HERE**

**House For Sale**

Tuesday, 19 March 2024

21 & 21A Cooper Street, Nedlands, WA 6009

**Bedrooms: 8**

**Bathrooms: 4**

**Parkings: 4**

**Area: 910 m2**

**Type: House**



Rob Edwards  
1300077005



Rachel Hollingsworth  
1300077005

## Offers From Mid-\$2m's

Superbly located just off Broadway, this 910sqm strategic development site will suit either redevelopment now or land banking into the future. Featuring R160 zoning under City of Nedlands Local Planning Scheme No.3, here's your opportunity to be a part of the transformation of Nedlands into a thriving inner Western Suburbs hub of activity and liveliness. The duplex pair on separate titles, to be sold in one line are each leased until April and May 2025 with rent totalling \$1,650 per week. Each duplex half features 4 bedrooms and 2 bathrooms and ample off-street parking. An opportunity not to be missed with strong holding income and a array of possibilities for future redevelopment. For all enquiries, please contact the Exclusive Listing Agent, Rob Edwards 0418 665 144 - HERE Property Title Details Lots: 1 & 2 Strata Plan: 12531 Vol/Folio: 1688/278 & 279 Outgoings: 21 Cooper Street City of Nedlands 2023/24: Approx. \$2,436.27 per annum Water Corporation 2023/24: Approx. \$1,437.98 per annum 21A Cooper Street City of Nedlands 2023/24: Approx. \$2,182.76 per annum Water Corporation 2023/24: Approx. \$1,663.98 per annum