

**22A Brandon Street, South Perth, WA 6151**



**House For Sale**

Wednesday, 8 May 2024

22A Brandon Street, South Perth, WA 6151

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 491 m2**

**Type: House**



Jack Shaw

0892172000

## TO BE SOLD!

Ray White South Perth proudly presents 22A Brandon Street, South Perth. An enviable lifestyle awaits the fortunate buyer of this immaculately maintained, heartwarming abode. Occupiable as is, yet offering the potential to add significant value in the future, this property sits on an elevated position on Brandon Street, where you can feel the breeze, soak up the sun, and admire the views. Presenting an unmissable opportunity, this property offers 491 sqm of prime Green Title block in the highly sought-after South Perth area. This property provides buyers with a plethora of options: move in and enjoy, renovate to add value, build your dream family home, or subdivide. For those envisioning their dream family home, this block is zoned R50, allowing for a build height of 10.5m (roof height), accommodating a three-storey home with soaring 3m (approx.) high ceilings North/East facing rear, providing uninterrupted views of the city. Curious about the views? Please refer to the drone shots. WHAT'S TO LOVE INSIDE? • Open and spacious floor plan • Large separate dining area • Open plan kitchen/living area flowing outside to the alfresco entertaining area • Generous ground floor master ensuite bedroom with walk-in robe and views of the front yard • Two large bedrooms upstairs separated by additional living space and a main bathroom • Separate laundry with toilet and access outside to the washing line • High ceilings with exposed beams WHAT'S TO LOVE OUTSIDE? • Lush, well-kept gardens providing your own private oasis • Private front yard with a water feature • Large back patio/alfresco entertaining area with City views • Plenty of room for kids and pets • Side access • Beautiful greenery everywhere you look • Bore WHAT'S TO LOVE ABOUT THE LOCATION? • 1 km walk to the picturesque South Perth Foreshore and Sir James Mitchell Park • 1.8 km to Angelo Street shopping precinct • 2.4 km to Perth Zoo & Mends Street Shopping Precinct • 2.9 km to Crown Casino & Optus Stadium • 3 km from Perth CBD • 3.1 km to South Perth Golf Club • 20 minutes drive to Perth Airport Situated in the highly sought-after suburb of South Perth, this location offers unparalleled convenience, with close proximity to Kensington Primary School, Collier Primary, South Perth Primary, Como Secondary School, and Wesley College. Whatever your plans and whichever way you look at it, this property makes perfect sense. Move in now and decide later! But hurry, because opportunities this good seldom last for long. To be sold by Auction on-site Saturday 25th May at 12:00pm (the seller reserves the right to sell prior). For more information enquire today or call Jack Shaw on 0466 898 054. \*Disclaimer: Ray White South Perth have in preparing this advert used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Reference to a school does not guarantee availability of that particular school. All distances are estimated using Google maps. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert. ALL boundary lines and size on imagery is APPROX only.\*\*