

250 Loftus Street, North Perth, WA 6006



House For Sale

Monday, 15 April 2024

250 Loftus Street, North Perth, WA 6006

Bedrooms: 3

Bathrooms: 1

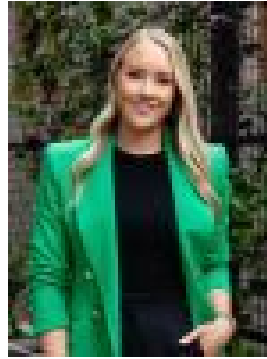
Parkings: 2

Area: 670 m2

Type: House



Paul DiLanzo
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Montana Colreavy
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Set Date Sale

ALL OFFERS PRESENTED 4PM WEDNESDAY 24TH APRIL Don't just drive past. STOP and have a good look at it. With more opportunity than meets the eye, there is always more than one way to make this opportunity work for you. Would you use one of the TWO CURRENT DEVELOPMENT APPROVALS to make your mark? Or would you consider a potential change of use to create your new consulting rooms or office space? Perhaps you just want to renovate the existing house? Either way we have SOMETHING FOR EVERYONE here. WHAT YOU NEED TO KNOW:- 670sqm of total land made up of two smaller lots of (422sqm and 248sqm. Current title is a multi-lot title.- Zoned Residential R60.- DA 1 - approval to build three townhouses all with frontage to Imbros Lane.- DA 2 - retain and renovate the existing house on LOT 32 and build a new townhouse on the triangular shaped LOT 33.- Renovate the existing house enjoy the extra land.- Potentially seek a change of use to office or consulting rooms (subject to council approval).- Existing home has 3 bedrooms 1 bathroom, separate lounge, kitchen and meals area and is double brick and tile construction.- Double garage / workshop.- There is a road widening reservation over the frontage to Loftus Street which means you can still enjoy the use of the land today, but you cannot build over it and must take it into account with any redevelopment plans.* Copies of current Development Approvals are available on request.* Floor plans and internal photos available on request. OUTGOINGS- Council rates: \$TBA/pa (approx)- Water rates: \$1,140.53/pa (approx) This listing description has been prepared to the very best of our knowledge. It is up to the individual buyer to do their due diligence before proceeding with a sale / contract.