

**27 Chapman Street, Perth, WA 6000**

**House For Sale**

Tuesday, 12 March 2024



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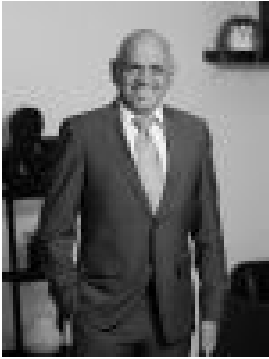
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 498 m2**

**Type: House**



Ray Cafini

0419999997



Rob Paradiso

0401860224

## CONTACT AGENT

Rarely found, inherently valuable and a location to behold! Be the proud owner of this original 1955 character home, nestled on a magnificent 498m<sup>2</sup> lot with R60 zoning, a rear right of way, and positioned in one of our most outstanding and sought after locations! Boasting multiple development options, this incredible opportunity will suit the wise investor, smart developer, savvy land banker with an eye for the future, or the discerning home owner seeking quality property in a premium location. THE PROPERTY- 498m<sup>2</sup> Northeast facing street front lot- High density R60 Residential zoning- Rectangular lot with 12.9 metre frontage- Dual frontage with rear ROW access- Flat and level block THE IMPROVEMENTS- Original circa 1955 character home- Double brick and iron construction - 10 degree pitch roof style elevation - 3 large bedrooms, 1 bathroom- Polished timber floors - High ceilings throughout- Large kitchen with ample bench space- Open plan meals and second living area- Air conditioning, gas cooking- Security alarm system, security doors - Covered patio outdoor living area - Double brick powered tandem garage - Large yard with garden shed and pergola INVESTMENT AND DEVELOPMENT - Currently leased @ \$600 per week- Strong rental demand - Option for vacant possession at settlement - Multiple development options- Retain the home & build behind with rear frontage- Retain character home and create new rear lot - Demolish and build 2 new single storey dwellings- Demolish and build 2 multi-storey dwellings- Demolish and build a dream inner city residence- Renovate and extend existing character home LOCATION- Preferred sought after inner city precinct - Highly desirable, quiet tree-lined street- Close to all inner city desirable amenities - Walk to train station and bus transport- Approx. 700 metres to Beaufort Street café precinct - Approx. 500 metres to HBF Stadium- Strolling distance to the Swan River, parks and reserves- Less than 2km to the Perth CBD- Walk or cycle to Hyde Park- Multiple options for shopping facilities- Great choice of leisure activities and parks - Proximity to Optus Stadium and Crown Entertainment - Close to a choice of excellent public and private schools Quality Inner City CBD fringe land is rare... development potential property with the option of strong investment income is even rarer... Discerning buyers should enquire without delay. For further details and to arrange an appointment to view this outstanding opportunity, contact the selling agents.