

313 Bulwer Street, Perth, WA 6000



House For Sale

Friday, 3 May 2024

313 Bulwer Street, Perth, WA 6000

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 536 m2

Type: House



Seet Sean

0483903282

End Date Sale 28/5/24

End Date Sale 28/5/24 Seller reserves the right to sell prior! This property, located conveniently close to Perth City, presents a unique opportunity for both owner-occupiers and savvy investors due to its versatile nature. Whether you're an owner-occupier looking for a family home or an investor seeking development opportunities, this lot has something to offer. Boasting approval for a two-lot subdivision by the esteemed WAPC, the groundwork for lucrative development has already been laid, makes it a highly desirable prospect for a range of buyers and stakeholders. The property boasts 3 bedrooms and 2 bathrooms, is currently tenanted, offering immediate rental income with existing tenants for investors. The kitchen is equipped with a gas cooktop, offering convenience and efficient cooking. There are 3 parking spaces available with manual garage doors accessible via Randell Place. Additionally, optional residential street parking is also available, providing flexibility for parking needs. See below for the options for investors/developers: (a) Retain existing property with modification and rental income potential (b) Renovate and restore for housing desires. (c) Developers have the option to demolish the existing house at a later stage and proceed with the subdivision into 2 lots

Location Features: - 750m to Hyde Park - 2.2km to City West Train Station - 1.8km to Watertown Brand Outlet Center - 1.3km to Northbridge - Walking distance to Robertson Park Tennis Centre (400m) - Close by restaurants and amenities (less than 5 minutes drive away) - 0.83km to Highgate Primary School - 2.31km to Mount Lawley Senior High School - 2.1km to Perth City

The property's unique blend of development potential, rental income, and future possibilities makes it an attractive prospect for various types of buyers. Whether you're looking for a family home or a strategic investment for development, this property offers a range of possibilities to shape your future and capitalize on its potential.

DISCLAIMER We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained here in.