

331 - 333 Pier Street, Perth, WA 6000

INHABIT

House For Sale

Thursday, 23 November 2023

331 - 333 Pier Street, Perth, WA 6000

Bedrooms: 5

Bathrooms: 1

Parkings: 6

Area: 292 m2

Type: House



Brendon Habak



Tama MacFater
0406282184

All Offers By 05/12/2023

DISCLAIMER: The sellers reserve the right to sell prior to 05/12/2023 and without notice. This property is selling as a commercial property with the sellers being registered for GST. GST will be payable in addition to the purchase price and the sellers will provide a GST Tax Invoice. Buyer Price Guide: In the \$1.2Millions + GST. Successful financial planning business is upgrading to a bigger office. This property has the potential to be an amazing home or home office! As your step into the spacious property, you are greeted with wooden floor boards and high ceilings. The five large rooms could be refurbished to grand bedrooms, dining and living spaces. If you are wanting to develop, this property can be built up to four stories high (subject to council and WAPC approval). With space for up to six cars to park off-street at the rear of the property and two store rooms, the possibilities are endless! Features and Rates (Estimated):- Internal: 151sqm | External: 125sqm | Veranda: 16sqm | Total: 292sqm- Council: \$3,262pa | Water: \$1,994pa- South-East orientation- Built: 1910 & 1925- The sellers are registered for GST and GST will be payable in addition to the purchase price (the sellers will provide a GST Tax Invoice)- Property being sold with vacant possession (not as a going concern)- Strata Lots 1 and 2 on Strata Plan 26188 (no strata fees)- Title identifiers: 331 Pier Street - Vol: 2001, Folio: 603 333 Pier Street - Vol: 2001, Folio: 604- This is a multi-lot sale with Strata Lots 1 and 2 being sold together, which comprise the entire strata plan (the lots can not be sold separately)- Shared driveway access to rear onsite car parking (driveway shared with neighbouring property 329 Pier Street, Perth) - Zoning: Commercial/Residential - Council: Town of Vincent- Change of use subject to council approval Walking distance to fantastic amenities and attractions, including (Approximately):- Approx. 100m to OTR Perth- Approx. 100m to HBF Stadium- Approx. 280m to Woolworths- Approx. 280m to Dohertys Gym - Approx. 350m to The Brisbane Hotel- Approx. 550m to Birdwood Square- Approx. 650m to Sayers Little Brother Contact Exclusive Selling Agent Brendon Habak on 0423 200 400 to arrange your inspection. DISCLAIMER: Buyers are required to rely on their own research and complete due diligence prior to purchasing. All rates, sizes and distances are estimated and subject to change at all times without notice.