

**338 Wharf Street, Queens Park, WA 6107**

THE AGENCY

**Sold House**

Thursday, 18 April 2024

338 Wharf Street, Queens Park, WA 6107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 673 m<sup>2</sup>**

**Type: House**



Tom Mischak  
0400217162

**\$595,000**

Tom Miszczak from The Agency is pleased to bring this great opportunity to the market. A 673sqm Green Title block with R30 zoning and WAPC approval for a 2 lot subdivision. As a bonus there is an established 3 bedroom home that is rented on a periodic basis at \$420 per week. Located just 9km from the Perth City and strategically positioned opposite Queens Park Village Shopping Centre, Queens Park medical centre and the New Sam Kerr State Football Centre, this site is ready to become your next golden nest egg. Features include:- 673sqm Green Title Block- 19.1m Street Frontage- R30 Zoning- 3 Bedrooms- 1 Bathroom- Multiple Car Parking- Currently leased at \$420 per week on a periodic basis- Water Rates - approx \$865 pa- Council Rates - approx \$1655 pa With the future potential already locked in and the owner having done the initial design work on a development, this is a buy that you'll have to see for yourself in this market. The home is tired but still provides a steady income while you plan your next move. The home itself is sold on an 'As Is' basis however structural and pest inspections are welcome for peace of mind. Contact your REIWA award winning agent - Tom Miszczak on 0400 217 162. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.