

34-34A Mint Street, East Victoria Park, WA 6101



Sold House

Friday, 3 November 2023

34-34A Mint Street, East Victoria Park, WA 6101

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 701 m2

Type: House



Glenn Buckley



Ally Carvallio
0403273932

\$1,000,000

UNDER CONTRACT FOR SALE BY EXPRESSIONS OF INTEREST - BUYERS FROM \$999,999.00 Think Pink Realty are proud to offer this "ICONIC LANDMARK" property for sale. Well known as the "Tapestry Shop on the Corner" for many decades, the Business has now moved and the long term Family Owners are ready to put their feet up and enjoy the good life. Offering endless opportunities, this property consists of a beautifully maintained and renovated 3 bedroom brick and tile Character residence with an adjoining Retail/Commercial space of approximately 120sqm. The total built area of the house and commercial space is 260sqm. Built across three titles, totalling 701sqm, this entire property is to be sold as one parcel. Absolutely ideal for a myriad of Business opportunities with an average of over 32,000 vehicles passing the property daily. (Statistics provided by Main Roads WA) Would suit those looking for the perfect work from home situation, such as Professional Suites for Accounting, Medical or Legal associated Practices, Retail sales or many others too numerous to list. Just some of the features of the dwelling include: -- High ceilings with feature cornices- Lovely polished timber floor boards- Large Loungeroom- Three bedrooms- Renovated kitchen (big enough to incorporate a dining room)- Renovated bathroom- Split reverse cycle air conditioning- Double glazed windows to front elevation- Covered carport and space for two extra vehicles- Front brick wall for extra privacy and security (with lockable gates for secure parking)- Easy care garden area The Retail/Commercial component includes :- Approximately 120sqm of combined floor space, including separate office storage areas.- High ceilings- Split reverse cycle air-conditioning- Security alarm- Dual Automatic front sliding entry doors- Loads of windows for natural light and ideal for high visibility corporate/business signage- Generous sized storage shed to the rear- Kitchen and toilet facilities Located at the corner of Mint Street and Shepperton Roads, this outstanding location is "where the action is", just meters from the bustling energetic Café/Restaurant strip extending the length of East Vic Park and Vic Park. This one is an opportunity that comes up very rarely indeed, so it's surely not going to last. For sale by Expressions of Interest closing 28th August 2023. Please note :- The Seller reserves the right to accept a suitable offer prior to the closing date, so don't delay, contact Glenn Buckley on 0429991896 or Ally Carvallio on 0403273932 to arrange your viewing today. Council Rates -: \$2,703.30 - 22/23 Financial year Water Rates -: \$1,993.44 - 22/23 Financial year Disclaimer: Disclaimer: The information provided has been prepared with care however it is subject to change and is not intended to form part of any offer or contract. Whilst all reasonable care has been taken in preparing this information, the seller or their representative cannot be held responsible for any inaccuracies. Interested parties must be sure to undertake their own independent enquiries.