

37 Aberdare Road, Nedlands, WA 6009

BELLCOURT.

House For Sale

Thursday, 13 June 2024

37 Aberdare Road, Nedlands, WA 6009

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 453 m2

Type: House



Kirk Bellerby
0400511007



Harry Davies
0400736677

Offers from low \$1 millions

Welcome to 37 Aberdare Road, a charming character home nestled in a highly sought-after location. This property features original Jarrah floorboards and modern amenities like split system heating and cooling, making it the perfect blend of classic appeal and contemporary comfort. Situated on the border of Nedlands and Shenton Park, this home offers the best of both worlds. Enjoy the convenience of being within walking distance to lush parks, Shenton Village Shopping Centre, and local amenities. With excellent connectivity, Shenton Park Train Station is nearby, and esteemed schools such as Hollywood Primary, Rosalie Primary, and Shenton College are easily accessible. Proximity to Sir Charles Gairdner Hospital and the University of Western Australia adds to the appeal. The R60 zoning presents significant development potential, subject to council approval. Whether you envision a renovation or a new development, this property offers a solid foundation with a proven track record as a highly sought-after rental. For more information or to arrange an inspection, please contact Kirk Bellerby or Harry Davies.

Property Highlights:

- Green Title Lot
- Classic Character Home, ideal for Renovation
- R60 Zoning
- Original Jarrah Floorboards
- Reverse-Cycle Airconditioning in Lounge and Master
- Spacious Living Areas
- BIR in Master
- 2nd WC
- Stainless Steel Cooktop
- Stainless Steel Double Kitchen Sink
- Ornate Bathroom basin
- Alfresco Blinds
- North-facing Orientation
- Beautiful mature Trees
- 22.7m Frontage
- Lockable garage
- Generous size Back-yard with covered Entertaining area
- Vacant Possession
- Ideal Investment property
- Favourable potential Rental return (Rental appraisal available)
- Development potential (subject to council approval)
- Within the catchment areas for Hollywood Primary School and Rosalie Primary School
- Shenton College Secondary School catchment

Local Amenities:

- Kilgour Park: 100m
- Rosalie Park: 190m
- Sir Charles Gardner Hospital precinct: 350m
- Shenton Village Shopping Centre: 400m
- Kings Park: 500m
- Rosalie Primary School: 500m
- Hampden Rd Café Strip: 850m
- Hollywood Primary School: 1km
- Shenton Park Train Station: 1.2km
- University of Western Australia: 1.7km
- Derbarl Yerrigan (Swan River): 2km
- Boorloo (Perth CBD): 4km

Disclaimer: All walking distances are approximate estimates provided by mapping services. Any subdivision or development is contingent upon council approval. The information regarding development works is based on the residential design codes and The City of Nedlands Local Planning Scheme. Buyers must conduct their own Due Diligence before proceeding with any development plans.