

**37 Clark Street, Nedlands, WA 6009**

**DUET**

**Sold House**

Sunday, 5 November 2023

37 Clark Street, Nedlands, WA 6009

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 941 m2**

**Type: House**



Michelle Kerr  
0412770743



Jake Polce  
0404651734

## Contact agent

OFFERS CLOSING 5PM : WEDNESDAY 8TH NOVEMBER 2023  
THE FEATURES YOU WILL LOVE: Located close to UWA, hospital, the city and river this incredibly rare R60 corner lot will not last long. With a very rentable house this is a perfect long term hold, or develop now and reap the rewards. Sitting on the corner of Bruce Street and Clark Street the site has a 46m long western aspect, perfect for those looking to sub divide and build multiple dwellings. Currently rented at \$700 per week.  
THE LIFESTYLE YOU WILL LIVE: Stroll slowly down to the river's edge on a warm summers evening, maybe a coffee at Little Way or a glass of wine at Steve's. Bike ride into the city and stroll around the shops or Elizabeth Quay. Whatever your passion, this home will provide everything you could want. Incredible access to the river, city, UWA, Kings Park, hospitals, schools and shops, the very best of Perth all within easy reach. Located in the Nedlands Primary School and Shenton College catchments.  
THE DETAILS YOU WILL NEED: Council Rates: \$2,168.24 per annum Water Rates: \$1,364.02 per annum Land Area: 941m<sup>2</sup>