

**38 Palmerston Street, St James, WA 6102**



**House For Sale**

Monday, 15 April 2024

38 Palmerston Street, St James, WA 6102

**Bedrooms: 4**

**Bathrooms: 3**

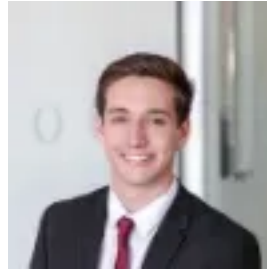
**Parkings: 5**

**Area: 1029 m2**

**Type: House**



Julian Leach  
0893618999



Jackson Halse  
0893618999

## EOI Over \$1 Mill

38 Palmerston street in St James is a renovated and recently painted, split level, 3 to 4 (adjoining Office 4th) bedroom, one of a kind, street front home with a unique flow across multiple living areas. Boasting a generously proportioned bathroom and sizable chef's kitchen, overlooking a unique, split-level sunroom, with a rear family rumpus room, both of which, open onto a 1st class "Lap Pool", flanked by manicured lawn, gardens and covered patios. 38 Palmerston is indeed generous in terms of space, while effortlessly providing with a diverse set of unique living options and areas. Full size 1029 SQM development potential (R40) sites within 10 km of the Perth CBD are becoming rarer by the week. Combining a sizable house, ample and admirable for a large family home and rear pool & garden sanctuary or straight forward in achieving great rental returns as a 'high yield investment', 38 Palmerston street, will keep you with land value assured, in the notion that a 2, 3 to 4 unit development potential is but a step or two away. Complemented by sizable outdoor living and entertainment space/s, the front house, pool and gardens are bookended by a standalone, two level, built structure, ideal for upgrade/improvement to a stand-alone Pool house/Granny flat (2nd dwelling option), ideal perhaps for long-term lodger/s/short stay/Air B&B, (high yield) rental. Currently occupied and taken personal care of by great tenants on a periodical lease, willing to consider a long-term agreement or able to move in time to be settled by Owner/Occupiers. Whatever the case, there is little that can compare areawide with the quality of Homes currently available and offering such room to improve/renovate/subdivide and/or develop. Call Julian (0419936202) and Jackson (0420719978) for information and/or inspection.