

**40 Elizabeth Street, East Cannington, WA 6107**



**Sold House**

Thursday, 29 February 2024

40 Elizabeth Street, East Cannington, WA 6107

**Bedrooms: 4**

**Bathrooms: 2**

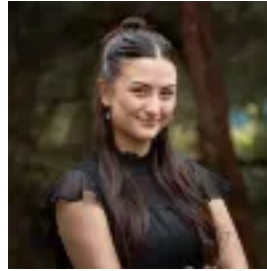
**Parkings: 4**

**Area: 4049 m2**

**Type: House**



Cameron Smart  
0862536500



Eboni Freight  
0862536500

## Contact agent

40 Elizabeth Street presents a unique investment and development opportunity that seamlessly blends current rental income with future growth potential. Situated on an expansive 4049m<sup>2</sup> block with an approximate 20.1m frontage, this property offers the savvy investor or developer a canvas ripe for imagination, backed by the stability of a longstanding tenancy in place until at least 14/08/25 with current rent of \$650 per week.\*\* Please do not try to enter the property or premises without first discussing with the agent, so we can provide sufficient notice to the tenant \*\*The Home:Designed for comfort and functionality, featuring built-in robes in all bedrooms, tiled floors throughout for easy maintenance, and a large open plan area that combines the family, dining, and kitchen spaces into a cohesive and inviting environment. Entertainment and relaxation are catered for with a dedicated theatre room, perfect for movie nights or as a quiet retreat.Practicality is matched with convenience, as the property includes a double lock-up garage ensuring secure parking and additional storage. Outdoor living is embraced with an alfresco area, leading to an easy-care back garden that offers a private space for relaxation or entertaining. The home's climate is managed year-round with two reverse cycle air conditioning units, ensuring comfort regardless of the season.The Potential:40 Elizabeth Street is more than just a property; it's a gateway to potential, blending the immediate appeal of a family-friendly home with the strategic value of a large landholding in East Cannington. Investors and developers alike are invited to envision the future of this versatile property, backed by the stability of current rental income and the promise of a bright development horizon.With a current zoning of R20, the development potential includes the ability to divide up to 8 lots with the extension of Wilson Court.Property Features: • 2012 build• Master bedroom w/ split system aircon, built in robes and ensuite• 3 additional bedroom w/ built in robes• Main bathroom featuring bathtub• Open plan living/kitchen/dining• Theatre room• Double lock up garage• Outdoor entertaining area• 4049m<sup>2</sup> Block (approximate)• 20.1m frontage (approximate)• R20 ZoningAuction Conditions• \$50,000 deposit at the fall of the hammer (EFT of Bank Cheque Accepted)• Unconditional buyers only (no subject to finance bidding)• 30 or 45 day settlement option (from auction day)• Fixed term tenancy in place until at least 14/08/2025 with buyer currently paying \$650 per weekTo receive the information pack, including a digital link to download all related documents including the title, rates information, auction contract or to register for the auction online, please send through your enquiry today. Alternatively you can call or text Cameron Smart on 0411 598 969 to receive the link via SMS.What's Nearby:• 50m to closest bus stop• 1.5kms to IGA Beckenham• 1.6km to East Cannington Reserve• 3.1kms to Westfield Carousel• 7.4kms to Victoria Park Cafe Strip• 7.9kms to Curtin University• 8.2kms to Perth Airport• 13.9kms to Perth CBD\*\*Disclaimer: Ray White Cannington have in preparing this advert, used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert.\*\*