

**409 Charles Street, North Perth, WA 6006**



**House For Sale**

Wednesday, 17 April 2024

409 Charles Street, North Perth, WA 6006

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 1021 m2**

**Type: House**



Brad Hardingham

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## OFFERS

What we love This century-old 3 bedroom 1 bathroom charmer that possesses an abundance of development potential whilst also currently ripe for renovations or extensions – and easily able to either be lived in or rented out until you decide on what your next move will be. Perched on a massive 1,021sqm (approx.) block, this timeless gem awaits your creative touches and is overflowing with vintage character, inviting you to unleash your imagination and transform it into a modern masterpiece. Whether you envision restoring its original glory or embarking on a new construction or development project, the dream canvas is yours to create. The property is zoned R60-100, however as the lot is under 2000sqm it can only be developed at the R60 zoning. Only a matter of footsteps separates your current front door from bus stops, Kyilla Primary School (and its ever-popular Saturday morning community farmer's market), lush local parklands, the Hobart Street Deli, more cafes and restaurants along Scarborough Beach Road, The Charles Hotel, shopping and more. The likes of surrounding entertainment hubs and precincts, train stations, the freeway, the coast and the heart of our vibrant Perth CBD are also just minutes away, adding convenience to what could very well be the opportunity of a lifetime.

What to know There is ample driveway parking space preceding the entry deck and feature front leadlight door. Inside, high ceilings, solid wooden floorboards, timber skirting boards and door frames, decorative ceiling cornices and feature ceiling roses are commonplace throughout, helping preserve the property's original nostalgia of yesteryear. The front third bedroom doubles as a study or home office with its own built-in desk, whilst the neighbouring second bedroom is huge. A retro-style bathroom is practical, brilliant in its simplicity and plays host to a shower, toilet and vanity. The central lounge room has split-system air-conditioning, a burning wood fireplace and leads into a separate kitchen where there is space for meals or casual dining – alongside double sinks, a storage pantry, wine racking, a Westinghouse gas-upright cooker, a stainless-steel Omega dishwasher and pleasant views out to an expansive backyard setting. A massive carpeted master bedroom off the kitchen comprises of split-system air-conditioning, its own front access via a small verandah and direct access to the rear yard – as well as a fantastic full-width outdoor patio-entertaining area that is more than generous in its proportions. On the other side of the kitchen you are able to access a huge laundry with storage and the potential to convert or extend into a second living room – with a door opening out to the alfresco and backyard. There is also a separate outdoor (second) toilet – or storeroom – and a corner garden shed, forming part of an enormous backyard with room to move and do as you please. A future swimming pool, workshop or “granny flat” definitely wouldn't look out of place out back if you do indeed decide to stay put. Extras here include security doors and screens, external power points, a gas hot-water system and side access. It's all about vintage vibes and a modern vision, as endless options await you. Who to talk to To find out more about this property you can contact agents Brad & Josh Hardingham on B 0419 345 400 / J 0488 345 402.

Main features 3 bedrooms, 1 bathroom Central lounge room Separate kitchen/dining area Huge laundry Massive backyard with a patio and outdoor toilet/storeroom Ample driveway parking space The property is zoned R60-100, however as the lot is under 2000sqm it can only be developed at the R60 zoning. Enormous 1,021sqm (approx.) block Built in 1923 (approx.)