

**41 Salisbury Street, Leederville, WA 6007**



**Sold House**

Friday, 27 October 2023

41 Salisbury Street, Leederville, WA 6007

**Bedrooms: 3**

**Bathrooms: 1**

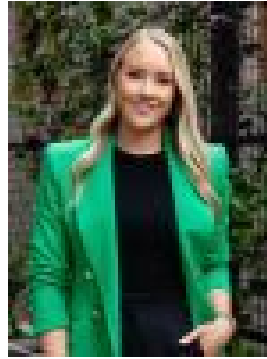
**Parkings: 1**

**Area: 546 m2**

**Type: House**



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**\$1,300,000**

SO. MANY. OPTIONS. Bask in the shadow of St Mary's steeple as you plan a simple renovation and refresh OR a full renovation and extension taking advantage of the large block OR rent it out and then knock it over and build the new family home. The existing home features some nice mid century vibes and is filled with lots of light through the use of big windows. It has three inch solid Jarrah floor boards and good height ceilings and a flowing floor plan suited to the era it was built. There is lots you could do here with some imagination and hard work. With its elevated position enjoying rear outlook across playing fields and the historical Aranmore College buildings and St Marys church - you won't feel boxed in here! This property screams potential! WHAT YOU NEED TO KNOW:- Elevated 546sqm north / south facing block.- Solid brick and tile home.- Three bedrooms all with big windows.- Formal lounge with feature Toodyay stone fire place and big windows that lets the light in.- Original bathroom which will bring back memories to some.- Large kitchen in reasonable condition with meals area and huge corner window to look out over the backyard.- Separate laundry.- Separate toilet.- Rear access off Melaleuca Lane.- Built: 1964- Total living: 109sqm (approx) OUTGOINGS- Council rates: \$1,831.20/pa (approx)- Water rates: \$1,273.48/pa (approx)