

46 Cargill Street, Victoria Park, WA 6100



Sold House

Wednesday, 20 September 2023

46 Cargill Street, Victoria Park, WA 6100

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Rena Scolaro
0408923298

\$1,720,000

Viewing Sunday at 4.00 p.m. by appointment! Engaging in its unique Front presence amongst Victoria Park Heritage streetscape this corner Shop with a separate well-appointed residence has full street exposure in an Inspirational 1015 Sqm block with Limitless opportunities, a rich and fabulous history beginning in the 50s with generational family-run businesses. Located in a vibrant lifestyle district, a short stroll from the Swan River. Raphael Park Precedent, Victoria Park Primary School, and childcare on Oswald Street. A rare property! Victoria Park, a gateway to the city. is a suburb of Perth, Western Australia, known for its diverse community, trendy cafes, and proximity to the city centre. So unique and offering a blend of commercial and residential space, which can be a valuable investment opportunity. Properties like this are often sought after due to their potential for various purposes, such as running a business while living on the premises. A truly versatile property that offers limitless options for the purchaser, if you are looking to combine Family and work in one space, then this is the place for you.

- Shop Front: The property includes a shop front with a large floor space, a kitchen, storage room, office space, and toilet facilities. It has a separate entrance and yard.
- Residence: There is a separate three-bedroom, one-bathroom residence behind the shop. It also has a separate entrance and yard.
- Investment Opportunity: Both the shop front and residence are currently leased, offering the buyer the opportunity to collect rental income from both properties.
- Development Potential: The property has R30 Zoning, which may offer potential for development (Subject to Council Approval).

Residence Features:

- Three Spacious bedrooms
- Ceiling fans in two of the bedrooms
- Open-plan kitchen Dining, and living area
- Large Sunlit Lounge
- Kitchen with ample cupboard space, dishwasher, gas upright cooking stove and wood combustion stove
- Reverse cycle air conditioning
- Wood flooring throughout covered with Lino and carpet
- Spacious tiled sunroom
- Bathroom with shower, bath, and vanity
- Separate laundry and toilet
- Garage and carport
- Front lawn and easy-care garden
- Gated entry Shop Front: (Cargill Shop /Cafe)
- Located at the corner of Cargill and Washington Street in Victoria Park
- Spacious kitchen with a grease trap
- Four split-system air conditioners
- Ample seating space both indoors and outdoors
- Cool room facilities
- Separate rooms
- Toilet and shower

History: The House was Built in 1972 and the Shop was Built in 1953 and has been owned by three different families. If you're interested in purchasing or learning more about this property, Contact Rena Scolaro on 0408 923 298 Email: renas@theagency.com.au to provide you with more detailed information about the property. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.