

**49 Clifton Street, Nedlands, WA 6009**

**DUET**

**Sold House**

Tuesday, 30 January 2024

49 Clifton Street, Nedlands, WA 6009

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 455 m2**

**Type: House**



Michelle Kerr  
0862447860



Jake Polce  
0862447860

**\$1,335,000**

**THE FEATURES YOU WILL LOVE:**Sitting amongst a range of established family homes sits this original 1923 character bungalow just brimming with potential. With a wealth of unique period charm and an expansive backyard with rear lane access to Fraseriana Laneway, this beautiful home is just waiting for its next owner to make their mark. An expansive 455m<sup>2</sup> lot, offering three bedrooms and formal living area, this is the perfect entry level family abode to put down roots or a fantastic investment while you plan for the future. Prime location and endless potential, here lies a unique opportunity to create something special. Leased until 14th April 2024, you will have all the time you need to get those ducks in a row.**THE LIFESTYLE YOU WILL LIVE:**Positioned on the western side of Hampden Road, this stunning home is located a short walk from the energetic café strip, Hollywood and SCG Hospitals, UWA and Kings Park. Incredible public transport abounds in this vibrant hospital and university precinct. Sip your fresh coffee on the strip in the morning, a long walk through Kings Park in the afternoon and then twilight cinemas at Somerville, what a life!**THE DETAILS YOU WILL NEED:**Council Rates: \$2,190.00 per annumWater Rates: \$1,596.13 per annumLand Area: 455m<sup>2</sup>Build Area: 177m<sup>2</sup>Zoning: R40