

# 6 Rob Roy Street, Swanbourne, WA 6010



## House For Sale

Thursday, 13 June 2024

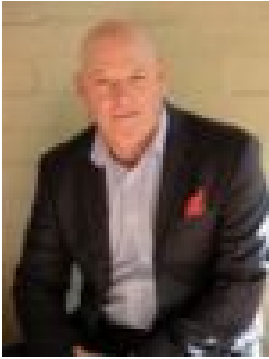
6 Rob Roy Street, Swanbourne, WA 6010

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Nathan McIntosh  
0419831393



Jon Bahen  
0419816776

## OFFERS CLOSING THIS THURSDAY 27/6

ALL OFFERS CLOSING @ 5pm, this Thursday 27th June 2024 (Unless Sold Prior). Original Mid-Century 3 bed 1 bath home neatly resting over two 202sqm green titles, each with own generous 10.04m North facing frontages. Bursting with potential this location, location, location offering is nestled in the coveted Swanbourne 'village' precinct & is within a minute or so easy stroll of the train station, IGA, Upperhand Burgers, pizza lounge, fish & chips, artisan bakery, choice of cafes, wine bar, liquor store and Scotch College. Picturesque playing fields, Lake Claremont walk & run trails, Allen Park, Cottesloe & Claremont Golf Courses, Claremont Quarter shopping, Swanbourne & Cottesloe beaches are also close by. Whether you're a builder & developer looking to make a \$\$, a buyer or 2 wishing to create your dream home/s in this cosmopolitan locale, an astute landbank investor or keen renovator & extender - this is a rare opportunity and will be SOLD. MORE DETAILS:- Original circa 1950's home.- 2 land titles of 202sqm each.- 10.04m x 20.12m dimensions.- Zoned R20.- North facing street frontages.- Elevated vistas to the rear.- First Time Offered in 70 years!- To be SOLD on an 'as is' basis.- Council Rates \$1,625.57pa (approx.)- Water Rates \$1,142.34pa (approx.). LOCATION BENEFITS:- Swanbourne Train Station approx. 280m away for such easy access to Perth CBD & Fremantle.- Bustling Swanbourne Village precinct, IGA, Post Office, dining, coffee, wine, beer and shopping options.- Close to Scotch College, CCGS, MLC, PLC, St Hilda's & Swanny Primary.- Just moments to Claremont Quarter shopping, pubs, clubs, cafes and restaurants.- Close to Scotch playing fields, Allen Park, Lake Claremont, tennis, golf, swimming, water polo, football...- Close proximity to both Swanbourne and North Cottesloe Beaches.- Within the sought-after Shenton College catchment zone.