

# 6 Scenic Crescent, South Perth, WA 6151



## Sold House

Monday, 4 December 2023

6 Scenic Crescent, South Perth, WA 6151

**Bedrooms: 9**

**Bathrooms: 3**

**Parkings: 8**

**Area: 850 m2**

**Type: House**



Michael Edwards

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**\$2,300,000**

1ST TIME OFFERED in 28 YEARS! Outstanding Opportunity Income Generator in Superb Location Sensational Prime Near-River Positioning One Street from the South Perth Foreshore Have you been searching for a very generous sized lot of land in a prestigious location within a short stroll of the river's edge - one that you can feel confident investing your money in due to it being situated in one of the premiere suburbs within the Perth Metropolitan Area? How about an exclusive chance to own a property packed with possibilities, from redevelopment to refurbishment? Benefit from three currently tenanted, expansive individual apartments as a significant added value. Intriguing, Interesting and Outstanding! The property features:

- A solid 2-level brick and tile building constructed circa 1968
- A generous 850 sqm of premium land zoned R15/40
- Approximately a 21.69m frontage & 39.13m depth rectangular lot
- Benefit from three spacious 3brm, 1 bathroom & 2wc apartments
- 4 undercover parking bays plus 3 open bays
- Spacious outdoor areas ready to develop/improve - add facilities to increase rental return perhaps

This property will suit:

- Self-managed Super Fund owners with an eye for unique opportunities to mould and control the future of their retirement nest-egg themselves
- Tradesman or Builders who can visualise the enormous potential of renovating/modifying the building into something extra special to either reside in or increase the income generation potential
- FIFO workers or a group of friends looking to pool funds and secure a property in this prestigious suburb
- Investors
- Developers
- Anyone looking for an 850 sqm lot in an outstanding location close to the river and city

Literally options galore for the astute buyer including but not limited to:

- Fully renovate individual apartments to boost future rental yields
- Complete redevelopment enabled by R40 zoning, allowing for up to 3 new builds \*stca
- Consolidate existing apartments into a spacious single residence
- Maintain within your Super Fund - collect the rent whilst feeling secure in knowing this prime location isn't going anywhere other than a "stones throw from the foreshore & river"!
- Limitless Possibilities for the Shrewd Investor

A short bike ride to:

- Downtown Perth
- Scenic Kings Park
- The luxurious 6-Star Crown Casino
- Optus Stadium (Perth Stadium)
- Perth Zoo
- South Perth Esplanade & Mends St Cafes/Restaurants & Windsor Hotel

Walking/Strolling Distance to:

- Numerous BBQ spots, open recreational areas, and the serene riverside
- Coode St "Surf Cats"
- The Boatshed Restaurant
- McCallum Park.... to name a few
- Public transport facilities and main arterial roads

A Smart Move for an Astute Buyer This is without doubt one of those rare opportunities that comes around whereby if you don't make the effort to consider the boundless potential offered with this fantastic site and buy it today you will quite likely regret it later - seize the moment and secure your own piece of prime near river South Perth real estate today. Contact Michael Edwards (REIWA Grandmaster Salesperson) today on 0412 470 468 for further information.