

68 Graylands Road, Claremont, WA 6010



House For Sale

Friday, 29 March 2024

68 Graylands Road, Claremont, WA 6010

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 1038 m2

Type: House



Nathan Tonich
0893883911

Set Date Sale

Set Date Sale: Absolutely all offers 4.00pm Monday 15th April 2024*Contact Nathan for buyer feedback range*What we love:You may never get another opportunity like this. A versatile 1,038sqm corner site with R30 zoning and more street and lane frontage than you'll know what to do with. Plus a very neat liveable/rentable house that you can generate income from until your plans are ready! And what a location, just minutes from some of Perth's best schools, Lake Claremont, Claremont Village, Claremont Quarter Shopping Centre, Swanbourne Beach, river and the Perth CBD. This is nothing less than superb proposition for anyone looking to build their Lake Claremont dream.With it's Zoning of R30 your choices are wide open. You could build fashionable side-by-side homes (2 or 3), subdivide and sell one or two of the blocks and keep one for yourself, rent out the sizable home and land-bank your investment until the time is right for you or just create your own single, stunning dream home and have loads of room for a pool, beautiful gardens and a smashing outdoor entertaining area too.Whatever you choose to do, you'll be in a prime part of Perth on a family-friendly street close to a whole host of school options for the children and with a range of, shop, cafes, restaurants, reserves and parks in walking distance.A potential blank canvas corner site with 3 of the 4 boundaries able to be used as frontages for access purposes like this block, in such a great location is extremely rare so don't miss out.What to know:Green Title 1,038sqm multi-lot title (2 x 519sqm lots combined for the 1,038sqm total)Frontage 1: 25.76m (Graylands Rd)Frontage 2: 40.23m (Lakeway St)Frontage 3: 25.76m (Western side laneway)Northern boundary: 40.23mZoned R30Lake Claremont precinctBuilt: The original home 1910 approx and new addition was built in 1968 (Solarski architect).Council rates: \$2,813.35 | Water rates: \$1,647.34Location:Claremont Quarter Shopping Centre with supermarkets and a range of speciality stores, boutiques, cafes and restaurants 1.1kmThe Claremont Hotel and Bay View Terrace café strip 1kmLake Claremont 240mClaremont Village 130mCottesloe Golf Club 1.3kmSwanbourne Beach 2.8kmPerth CBD 6.6kmSchools:Mount Claremont Primary School 0.4 kmShenton College 2.3 kmScotch College 1.3kmMethodist Ladies College 1.7kmChrist Church Grammar 1.5kmHale Boys School 6kmWho to talk to:Nathan Tonich 0400 403 229 or ntonich@realmark.com.au