

**68 York Street, Beaconsfield, WA 6162**



**Sold House**

Friday, 25 August 2023

68 York Street, Beaconsfield, WA 6162

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 799 m2**

**Type: House**

**\$860,000**

Absolutely sprawling and prime located 799 sqm Blue Chip Landholding featuring rock solid character home securely leased until 29/11/2023. This property genuinely offers serious potential for everyone, whether you're looking for an AFFORDABLE entry point into the Beaconsfield market with a move in ready home (post fixed term lease expiry), your next investment or development project, self managed superannuation acquisition or next property project. Affording the lucky purchaser the rare opportunity to obtain two STREET FRONT lots (STCA) while collecting a secure rental return for the best part of nearly 6 months (if not longer should you request and the lovely existing tenants agree!), you have ample time to plan your next development or project or to call this your forever home and add whatever final touches you may have in mind. Landbank while you collect rent, or possibly extend or perhaps demolish and build on BOTH lots or just one lot and sell the other to use the proceeds to fund your DREAM home! All development options are STCA of course! Some of the finer features include but are not limited to 3 spacious bedrooms + Renovated Bathroom Sprawling Family/Meals areas with gorgeous ceilings Functional kitchen with ample benchspace, cabinets and gas Air Con, Ample Storage, Loads of Natural Light Extra Large Lounge room (38 sqm approx!) Large separate laundry Room Secure Parking Via Enclosed Garage + Carport Rear access to Huge work shop (36 sqm approx) Storage sheds 6 star location within great proximity to amenities and parks Sell the Car as shops, medical, transport and recreational amenities are either across the road, walking distance or only a casual cycle away! Why contemplate outlaying the best part of \$1.1-\$1.4M for a smaller home a few minutes west in South Fremantle, on potentially half the land size with in many cases NO Development Potential at all??? The Numbers and Value here don't lie.....Hurry as this one will genuinely NOT last! Team Trolio welcome your enquiry and invite all real estate agents to introduce a buyer to this home. 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.