

69 Mabel Street, North Perth, WA 6006



Sold House

Friday, 25 August 2023

69 Mabel Street, North Perth, WA 6006

Bedrooms: 3

Bathrooms: 1

Area: 491 m2

Type: House



Steve Smith
0861440700

\$1,170,000

69 Mabel St, North Perth. Delighted to present 69 Mabel St, North Perth to market for sale. Significantly there are a variety of options to consider with the purchase of this property. Sitting on valuable and hard to procure land in North Perth, this 3 bed, 1 bath, brick and tile residence - Californian Bungalow - built circa 1940, sits on an 491sqm corner lot, on the intersection of Hunter Street. The Zoning as per city of Vincent is RESIDENTIAL - R30/40 under Local Planning Scheme No 2 (Note: Buyers should be aware that as per the Local Planning Scheme, properties zoned R30/40 in the North Perth precinct will only be permitted to develop to R40 where the existing house is retained - subject to Council approval - R40 subdivision would look a likely possibility with this property. Buyers should also be aware that it is not possible to subdivide if the existing home is demolished). The free standing home, whilst on face value seems in extraordinary condition for it's age, will be sold on an 'as is' condition. Likewise, this would also be applicable to the substantial brick and iron garage/workshop at the rear of the property, which has access off Hunter St. Options for this property might include:- Renovate existing home and improvements- Demolish and build a substantial home- Renovate, subdivide and build on new lot or sell new lot. Water rates - \$1235.91 (est) Council rates - \$1652.98 (est) Multiple Offers received - now selling, be very quick The 'Agent du Mission' is Steve Smith - Celsius Property, contactable 0419 903648 or email steve@celsius.com.au look forward to presenting this property to you.