

74 Ladywell Street, Beckenham, WA 6107

House For Sale

Monday, 15 April 2024



74 Ladywell Street, Beckenham, WA 6107

Bedrooms: 3

Bathrooms: 1

Parkings: 7

Area: 1029 m2

Type: House



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From \$709,000

Perched on an expansive 1,029sqm (approx.) Green Title block, this solid 3 bedroom 1 bathroom property offers prime potential for subdivision to R30 zoning under the City of Gosnells corner-lot density policy, making it ideal for forward-thinking buyers. There is even exciting potential to sub-divide the existing parcel of land into three street-front lots - subject to council approval, of course. For now though, there is plenty of scope to either live in or rent out the existing dwelling that features solid wooden floorboards and timber skirting. A welcoming lounge room comprises of split-system air-conditioning and a ceiling fan, with another sitting/utility area doubling personal living options. The adjacent kitchen plays host to a gas-upright cooker, a separate oven and double sinks, whilst connected to an open-plan dining area. The bathroom is nice and practical and has a bathtub with a showerhead, whilst the laundry is separate. Outdoors, the backyard is massive and is somewhat of a "blank canvas" that can be whatever you want it to be. A swimming pool, workshop, granny-flat - you name it, there's more than enough space for everybody to do as they please. This strategic corner location is perfect for development, with the new \$47-million Mills Park community complex just minutes away. The lush Maurie Lyon Reserve - as well as a host of local bus stops - can be found just up the road, with a short commute to Beckenham Primary School, the Beckenham and Kenwick Train Stations and first-class shopping at Westfield Carousel complemented by you living within a very close proximity of major arterial roads and so much more. Don't miss out on this chance to secure a residence - and generous subsequent land holding - with promising future prospects! Other features include, but aren't limited to:

- Security screens
- Single carport
- Extra parking space
- Block size - 1,029sqm (approx.)
- Built in 1954 (approx.)

Distances to (approx.):

- Beckenham Primary School - 900m
- Beckenham Train Station - 1.1km
- Westfield Carousel Shopping Centre - 3.0km
- Perth Airport (T1 & T2) - 14.3km
- Perth CBD - 14.4km

Water rates: \$404.84 p/a (approx.) - Total for 2022 - 2023 financial year
Council rates: \$1800.00 p/a (approx.)

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