

74 Mackie Street, Victoria Park, WA 6100



House For Sale

Tuesday, 30 April 2024

74 Mackie Street, Victoria Park, WA 6100

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 672 m2

Type: House



Edward Lim

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NEW LISTING!

Proudly Presented by Edward Lim...Imagine stumbling upon a gem so rare, it's like discovering a unicorn in your backyard. Well, that's precisely what awaits you at 74 Mackie Street, perfectly nestled in the prestigious Raphael Park Precinct! Prepare to be dazzled because this isn't your run-of-the-mill property. It's a hidden treasure trove waiting to ignite your imagination. Spanning an impressive 672m² and boasting a coveted R30 zoning, this vintage charmer from 1921 is your ticket to a world of endless possibilities. Get ready to spread your wings with over 13.4 meters of frontage, offering a canvas for not just one, but potentially two dream homes. The power is in your hands to shape your own urban sanctuary! Step inside and be greeted by soaring ceilings, gleaming jarrah flooring, and a charming front verandah beckoning you to unleash your creative flair. Whether you're envisioning a dazzling renovation or strategically plotting your dream development, the sky's the limit. And with the tantalizing prospect of retaining the existing home while subdividing (pending council approval), your investment potential knows no bounds. But hold on, it gets even better! Location, they say, is everything, and this address epitomizes urban living at its finest. Nestled in Victoria Park's most sought-after enclave, surrounded by lush greenery and a stone's throw from all the action, the lifestyle here is simply unparalleled. Indulge in Perth's culinary delights along its vibrant strip, unwind in tranquil parklands, and ensure your little ones receive the best education with prestigious schools just moments away. Plus, with seamless access to public transport, the city is yours to explore at your leisure. But heed this call to action swiftly, for opportunities like this are as fleeting as shooting stars. Seize the chance to claim your slice of paradise before it vanishes into the ether. Currently home to reliable tenants paying \$620/week until 7/3/2025, this investment is not just a dream, it's a golden opportunity waiting to be seized.

The Property & What We Love!?!*

- Expansive Green Title Block | Spread out across a vast 672m², this block is your canvas for crafting dreams*
- Duplex Development Potential | Unlock the potential to build not just 1 but two dream homes (STCA)*
- Charming Existing Home | With 3 bedrooms, 1 bathroom, this cosy abode is ready to welcome you home*
- NBN Ready | Say hello to lightning-fast internet with FTTP, the gold standard!*
- Liveable Comfort | Very liveable as it is*
- Convenient Location | Stroll to nearby amenities, making errands a breeze*
- Effortless Transportation | Enjoy seamless access to public transport for stress-free commuting*
- Lock & Leave Peace of Mind | Travel with ease knowing your property is secure & low maintenance*
- Potential Rental Income: Estimate return of \$650 - \$670/wk, providing a steady stream of income*
- Nestled in Victoria Park Primary School Catchment Area*

And the list goes on...The Potential is Limitless...*

- Renovate to Perfection | Tailor to existing home to suit your unique style & preferences*
- Earn Rental Income | Take advantage of land banking by renting out the property*
- Craft Your Dream Home | Start fresh with a blank canvas & build the family home you've always envisioned*
- Subdivide & Prosper | Explore the possibility of subdividing & selling blocks for maximum returns (STCA)*
- Double the Delight | Demolish & construct 2 brand new homes or retain the front house and build a new home at the rear (STCA), doubling your investment potential

Outgoings:*

- Council Rates: app. \$1,754.77 (FY 23/24)*
- Water Rates: app. \$970.53 (FY 22/23)

For more tantalizing details or to embark on a journey through this urban oasis, contact listing agent, Edward Lim on 0408 929 655. Don't let your property dreams slip away, embrace the magic of 74 Mackie Street today! ** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. **