

77 A Welwyn Avenue, Salter Point, WA 6152



Sold House

Monday, 28 August 2023

77 A Welwyn Avenue, Salter Point, WA 6152

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 451 m2

Type: House



John Meuleman
0405194770

\$765,000

RARE OPPORTUNITY This original 1956 2-bedroom, 1 bathroom home sits on 451sqm of prime land with a street frontage of 16.09m just waiting for you to build your dream home. Additional land area of driveway on title, provides guaranteed rear access if redeveloped. Have tenant waiting to rent for \$500 per week from settlement. Take advantage as the "For Sale" price is land value only. This low-maintenance very well presented and in very good condition property has been recently repainted and spruced up and will also appeal to both investors and people wanting to nest. There is also unique opportunity to purchase the neighbouring REAR lot and increase the land area to 1012sqm which can be resub-divided to a range of configurations such as side by side or range of lot sizes. Two generous size bedrooms, separate dining and kitchen and sunroom; all complete with original jarrah flooring in mint condition and gracious high ceilings characteristic of this '50s build. Lovely rear courtyard, plenty of room to extend and redevelop. Being close to the river with its many gorgeous parks, walkways and cycleways, as well as easy access to local shopping amenities, local cafes, restaurants and public transport links. Prestigious Aquinas College is a 5-minute walk away and both St Pius X Catholic Primary School and Manning Primary School are an easy 3-minute drive away. Salter Point caters for families of all ages and sizes with river with many activities such as the Manning Library or the South Perth United Soccer club, The Reds Hockey Club, the Manning Bowling Club and Manning Tennis Club to name a few of the sporting facilities in the area. Not to mention the easy access to Waterford Plaza, Curtin University, Canning Bridge Train Station, Vic Park Café Strip & the Perth CBD. Any offer over \$760,000 likely to be accepted. So many options with this property. Contact John Meuleman on 0405 194 770 today to register your interest in this rare opportunity.