

**78 Vincent Street, Mount Lawley, WA 6050**

**Sold House**

Friday, 19 January 2024



78 Vincent Street, Mount Lawley, WA 6050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 569 m2**

**Type: House**



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**\$1,300,000**

It may not be pretty, but ultimately, it's the superb location and endless options that will make you seriously consider this for your next project / future residence. Set on a 569sqm block, directly opposite the highly sought after Hyde Park, this property boasts a serviced & sealed rear laneway and a R40 zoning offering options to potentially create a duplex development. Possibilities include:

- Demolish and create 2 street front lots of approximately 284sqm with a 7.54m frontage
- Demolish and sub-divide into a front and rear development
- Retain the existing residence and create a new rear lot
- Keep the whole site and renovate or demolish

The circa 1925 existing residence is home to 3 bedrooms, a front lounge & kitchen meals area and is ripe for renovation. It's well located at the front of the property and provides plenty of scope to enhance and extend. The exciting location bordered by parklands, entertainment precincts and endless amenities with ensure this property is hot property. Additional information as well as a Pre-Purchase Structural Inspection report and Timber Pest Inspection report are available on request. The property is sold on an 'as-is' basis.