

81 Edward Street, Osborne Park, WA 6017



House For Sale

Tuesday, 21 May 2024

81 Edward Street, Osborne Park, WA 6017

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 1012 m2

Type: House



Edi Carver
0438933506



John Samykannu
0893445577

End Date Sale

END DATE SALE - Offers presented 6th of June 2024 UNLESS SOLD PRIOR Zoned ZR40 * | 1012 sqm rectangular block* This patch of Edward Street OSBORNE PARK is in discussion for zoning change currently in the draft phase with the Stirling Council which could lead to significant potential increases in uses and values *Character 2 x 1 + sleepout cottage | 1 x 1 annexe | Convenience location | 3 phase Workshops | Truck friendly rear ROW access Two bedroom one bathroom plus sleepout character home with a large carport and a garage Additional one bedroom self contained granny annexe with a carport and private rear access Current rental of the 1 x 1 granny annexe is \$250 per week plus bills lease expiry 27th Feb 2024 A few steps from the popular Osborne Park Robinson Recreational Reserve | Convenience location | Main Street Shops nearby | Nearby Oxford Street Cafe Strip | Straight down the road leads to Leederville and Northbridge Approximately 1010 sqm total land area | Approximately + 400 sqm built under cover area | Approximately 130 sqm front home area plus 20 sqm veranda | Approximately 50 sqm annexe area plus 20 sqm carport Brief // 3 Bedroom - 2 Bathroom - 2 Kitchen with meals - 3 Toilets - Formal lounge - Large sleepout room or fourth bedroom - 2 Air Cons - Log fire place - Security Installed - Storage sheds - Solar panels array - Solar hot water system with electric booster - Gas and Sewer connected - Built circa 1930's - Land approx. 1010 sqm - Home approx. 125 sqm - Close to shops parks schools and transport - Shire rates approx. \$1700 per year - Water rates approx. \$1000 per year Features // Located in the east of OSBORNE PARK offering 3 double bedrooms master with BIR separate bathrooms two kitchens large laundry air conditioning front private fruit tree courtyard plus rear land space with hardstand for parking cars trucks containers nearby the granny flat if required with a 9 meter automatic roller gate from the 5 metre wide rear access lane way at the back of the property granting access to the rear 3 phase POWERED workshops with gantry crane and large roller door Property // Downsizers young couples investors this is an easy care street front home that is well presented well located secure spacious and with good rental returns on an excellent rectangular development block Located adjacent to the popular Main Street Cafe Strip with a little TLC to do here and then move in and enjoy the character and charm with high ceilings fans fireplace living kitchen with dining service window 3 separate bedrooms plus 2 separate bathrooms and laundry in this walkable location to parks schools and transport restaurants gyms bus trains and much amenity The bedrooms are all good size and the original floor boards should come up beautifully with a sand and polish The parking areas have hardstand parking for some cars and there is space for more with excellent rear access from the ROW Lifestyle // This area has so many renowned and exciting areas to mention with the stunning shops and parklands starting down the road with the Osborne Park Robinson Recreational Reserve whilst offering everyday conveniences like the Main Street Cafe Strip for all your shopping needs and the Osborne Park Hotel for socialising and fantastic meals A convenient property in arguably one of the more functional locations Osborne Park has to offer with money saving costs perfect for downsizers young couples investors and definitely developers Location //- 125m to Pala Breakfast and Brunch Cafe- 150m to Nearby Bus Stop on Main Street- 350m to Mitchell Freeway access ramp- 500m to Main Street Cafe Strip and Amenity- 2.3km down Scarborough Beach Road to the Paddo and Oxford Street Cafe Strip (All measurements are approximate only) Opportunity priced to please for home owners and investors and this could be your first step to owning your own development site with homes suitable for investors singles couples and small families Built : 1939 Thunder Box : 3 sqm Garage : Single 30 sqm Annexe Carport : 20 sqm Working Under Cover : 60 sqm 2 sheds : 10 sqm and 5 sqm Gazebo (enclosable) : 25 sqm Workshop : 60 sqm rear access House Carport : 2 in tandem 40 sqm Living area house : (approximately) 125 sqm Living area annexe : (approximately) 50 sqm Total Built Under Cover : (approximately) 410 sqm Shire Rates : (approximately) \$1700 p.a. Water Rates : (approximately) \$1000 p.a. (All measurements are approximate only) T&C'S : * End Date Sale - Offers presented 06 | 06 | 2024* The sellers reserve the right to accept an offer prior to the End Date Sale process* Finance offers welcome (A written pre-approval will assist you in the offer process)* Building & Termite inspections* are welcome* Flexible settlement time frames available* Subject to sale offers are welcome Office : 9344 5577 Edi : 0438 933 506 Email office : mirrabooka@ljh.com.au Email direct : edward.carver@ljhooker.com.au Disclaimer: In preparing this information Edi & the LJ Hooker team have relied in good faith upon information provided by others and have made all reasonable efforts to ensure that information is correct The accuracy of the information provided to you written or verbal cannot be guaranteed If you are considering to purchase this property please must make your own enquiries necessary to satisfy yourself that any important and relevant information is correct and accurate - thank you