

94 Kingsway, Nedlands, WA 6009



House For Sale

Wednesday, 13 March 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 908 m2

Type: House



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OFFERS

Offering fabulous elevation and capturing river views, this 908m² of blue chip land with R60 zoning is prime for a renovation, new build or a multi dwelling development! Dual road access on Kingsway and Melvista Avenue, allowing significant design flexibility to ensure maximised investment potential. The existing home is a very solid 2 storey brick and tile structure with an expansive interior floorplan including 2 bedrooms, 1 bathroom, an open plan kitchen/meals and dining area and an additional games room on the ground floor as well as 2 more bedrooms, the 2nd bathroom, another kitchen, 2 more living areas and a large entertaining alfresco on the upper level. A lease agreement has just finished which yielded \$950 per week which will provide a very healthy cashflow option if required while you plan and design the next stage. The location adds further appeal to this rare opportunity and is within walking distance to the Nedlands foreshore, Broadway shops, cafes and restaurants, Nedlands Primary School, UWA, public transport options and only a 10 minute drive to the city!

- Elevated 908sqm prime land zoned R60
- Suits renovation, new build or multi dwelling development
- Dual road access allows huge design flexibility
- Strong rent yield potential while planning and designing
- Great location near all amenities

Council Rates: \$3,129 p/a approx. Water Rates: \$1,900 p/a approx.