

98 North Beach Road, North Beach, WA, 6020

Sold House

Thursday, 8 June 2023



98 North Beach Road, North Beach, WA, 6020

Bedrooms: 3

Bathrooms: 1

Type: House



Chas Paridis
0892026700

POTENTIAL TRIPLEX DEVELOPMENT

Elevated corner location overlooking Star Swamp Reserve 50 metres to the north and so close to everything. A kilometre or less to the following including the beach, North Beach shopping centre, Our Lady of Grace and North Beach primary schools plus Charles Riley sporting complex which includes Rugby League, Aussie Rules football, Soccer, Bowling and Tennis clubs.

Please note the property is sold on an as inspected basis and also properties of this age usually contain asbestos.

As an investment you would need to spend money to get the house to a suitable rental standard.

TRIPLEX POTENTIAL

3 Potential 289 square metre Lots

See Vision Surveys Proposed Subdivision design

Subject to Local Government Assessment and WA Planning Commission Approval

BASIC HOUSE SUMMARY

Lounge with high raked ceiling

Kitchen

Large meals

Laundry

Separate WC

Two bathrooms

Two toilets in total

Two bedrooms

Two other rooms

Timber floor

Rear patio/pergola

NOTE - The property is sold on an as is basis

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AUCTION TERMS:

- ?Title details-Lot 678 on Plan 210659, VOLUME 1639, FOLIO 316
- ?Auction on site Saturday April 29 at 1130
- ?Deposit: \$20,000 to be paid on Auction day via cheque, bank cheque or EFT
- ?Settlement Date: Monday May 29 2023
- ?The Joint Form of General Conditions most recently approved by REIWA & The Law Society of WA, form part of the contract.
- ?Speak with the agent/ auctioneer to assist with any of these terms.

WATER: \$1,145.00 pa

COUNCIL: \$1,653.00 pa

LAND: 868 sqm

The information provided is deemed to be reliable but is not guaranteed and is provided 'as is' without warranty of any kind, either expressed or implied.

INSPECTIONS

Saturday April 8, 1045-1130am

Monday April 10, 1045-1130am

Thursday April 13, 5.00 -5.45pm,
Saturday April 15, 1045-1130am
Thursday April 20, 5.00- 5.45pm
Saturday April 22, 1045-1130am
Thursday April 27, 5.00 -5.45pm
Saturday April 29, 11.00-1130am
AUCTION AT 1130

PROUDLY PRESENTED BY CHAS PARIDIS 0418911289

Disclaimer:

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.