

Central Avenue, Inglewood, WA, 6052

Block Of Units For Sale

Sunday, 18 August 2024



Central Avenue, Inglewood, WA, 6052

Bedrooms: 8

Bathrooms: 8

Parkings: 8

Type: Block Of Units

Money Bag Maker

Welcome to 126 Central Avenue Inglewood, positioned on the border of Mt Lawley and a mere 5km on the direct to the Perth CBD. Occupying a spectacular 1012 sqm of Prime Central land with development potential approaching the urban fringe, this tidy group of 8 individually strata titled one bedroom apartments is available For Sale as a grouped acquisition or..... as a potential split purchase. Ideally suited to astute developers who are seeking to capitalise and or create multi-dimensional development outcomes (STCA), this rare offering also provides a combined current annual rental return of just under \$150,000 per annum.

Set back intelligently from the local streetscape, the opportunity to consider utilizing the existing dwellings and the incredible landholding will no doubt suit the creative investor who has a proven track record of identifying genuine value that will drive their development dollar further. Redevelop, refurbish, renovate, create or combine multiple development scenarios, whatever your approach may be, this "Money Bag Maker" is ready to deliver for the Savvy Investor who knows how to unlock genuine development potential and reap the rewards.

Property Particulars Include:

- 1012 sqm of Prime Central land a mere 5km to Perth CBD
- 8 individual one bedroom apartments, with their own separate title on the one strata title
- Current annual rental income is just under \$150,000 per annum (with potential to review at renewal).
- Existing residential leases expire between October 2024 and October 2025
- Positioned on the border of Mt Lawley and Inglewood
- Centrally located to train infrastructure in between Maylands and Mt Lawley Train Station

Location Highlights Include Being Positioned Approximately:

- 4.5km to Perth CBD
- 400 metres to Woolworths Inglewood, 600 metres to Aldi Inglewood
- Approximately 150 metres to access Beaufort Street's finest
- In the sought after school catchment zone for Mt Lawley Senior High School
- Close to a selection of Primary and Secondary schooling options both public and private
- Approximately 250 metres to Shearn Park
- Approximately 750 metres to Railway transport

* The buyer acknowledges that they have completed their own investigations and secured all the relevant information from all the relevant Statutory and Government authorities as to the development potential of property herein advertised for sale, occupied by the building known as Strata Building 126 Central Avenue Inglewood on Strata Plan 6026.*