

# 112 Birkett Street, Bedford, WA 6052



## House For Sale

Monday, 8 July 2024

112 Birkett Street, Bedford, WA 6052

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 983 m2**

**Type: House**



Shane Ross

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## Offers In The Early \$1,000,000's

This charming and spacious circa 1950 build character home is situated on a large block of approximately 983 square metres with R25 Zoning, making this is a Potential Duplex Development Site (Subject to Council and WAPC approvals). With the land size and zoning of the property, there is the potential for this property to be subdivided into 2 lots, by either potentially retaining the existing home with some modification and subdividing at the back, or demolishing the home and creating 2 new street-front lots side by side, or 2 new lots front and rear (All Subject to Council & WAPC Approvals). In this great central location you are close to public transport, primary and secondary schools, local shops, restaurants, beautiful parks and reserves, the Galleria Shopping Centre, Coventry Markets, plus numerous other amenities! The Bayswater and Meltham Train Stations, Dianella Plaza Shopping Centre, Mt Lawley Golf Course, Terry Tyzack Aquatic Centre and Bedford Bowling Club are all located close by. You are also just a short distance away from the Beaufort Street Café strip and the numerous restaurants, cafés and other amenities on offer and you are approx 7km from the Perth CBD! This property is being sold 'As Is, Where Is'. Features include but are not limited to:-

- Circa 1950 build brick and tile character home
- Spacious front veranda
- High ceilings and original jarrah floorboards
- 3 bedrooms with built in robes/robe recesses, plus a potential 4th bedroom!
- 1 bathroom with shower, bathtub and vanity
- 2 toilets
- Separate lounge room with split system air conditioner, jarrah floorboards, fireplace and picture rails
- Family room/second living area, which can easily serve as a potential 4th Bedroom
- Spacious, well maintained kitchen with 4 burner gas stove top, oven, dishwasher, microwave recess, plus ample bench space and cupboard storage
- Dining/meals area within the spacious kitchen
- Activity room with extra cupboard storage and coat hanging space
- Separate laundry with twin trough
- Gas hot water system
- Big rear patio and pergola entertaining area
- Rear single garage or powered shed/workshop
- Drive through access to the back with plenty of room for additional vehicles
- Numerous fruit trees in the backyard such as figs, pear, pomegranate and lemon
- Large Development Potential Sites this close to Perth CBD are becoming harder and harder to find, so make sure to put this property on your MUST SEE list today!!

Note: All property dimensions and measurements mentioned in advertising are for demonstration purposes only and are not to scale. All prospective buyers are advised to conduct their own due diligence regarding dimensions and measurements and potential of development and subdivision (Subject to Council and WAPC approvals and approvals of all relevant authorities).