

# 127 Walcott Street, Mount Lawley, WA 6050



## House For Sale

Friday, 29 March 2024

127 Walcott Street, Mount Lawley, WA 6050

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 8

**Area:** 1000 m2

**Type:** House



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## Expressions of Interest

With R60 Zoning, this is a rare opportunity to cash in on the huge development potential of this well-located land holding within the prestigious Mt Lawley precinct (STCA) With the minimum lot size allowed of 120sqm and the average lot size of 150sqm, astute developers will consider this as the perfect site to develop 3 or 4 designer townhouses with a 3-storey height allowance, (STCA), or seek council approval to potentially develop a 6-lot multiple dwelling, each designed over 3 levels with double garage, 3 bedrooms, 3 bathrooms study nook, separate studio and communal roof deck facilities all taking advantage of terrific city views. Concept plans available. The current residence is an early 1900's brick and tile home on with a versatile floor plan offering 3 bedrooms, 2 bathrooms, kitchen/dining, formal lounge, family room or 4th bedroom, laundry, rear study nook and separate office with access from the front verandah. The home sits on flat terrain and has dual driveway access from each side of the home with a rear double garage and 2 large adjoining rooms that could be utilized as either a studio or games room or workshop. The home is sold in an "as-is" condition and sits on a 1000sqm block with a frontage of 20.1m and depth of 49.7m, giving you options galore!

Option 1 - Let your creative juices flow and transform this abode into the large family home with city views on the huge block that you have always wanted.

Option 2 - Retain the existing home and subdivide the rear with wide access down the side.

Option 3 - Demolish and build a stylish set of 2 or 3 level new homes, with multiple different configurations to choose from. For those that are looking forward to a "renovation" project, the home has appealing period features that could spring to life with a makeover to highlight the character and create a fusion of old and new, framed by a spacious front garden and enough room at the rear to create the grandest of living styles and entertaining areas. If you retain the existing home, the rear land is your blank canvas to either divide and create a further one or two homes, or finally get to have the space to build a massive multi car garage, work-shed, pool surrounded by decking and Cabana, vegetable gardens, lawns for the kids and dogs to run around plus a granny flat for the parents, and all the time enjoying the terrific city views from a second level. The location is ideal, situated in the midst of both the Mt Lawley and North Perth café strips and only 2.6km from the Perth CBD. Both the Inglewood café and shopping strip as well as the Morley Galleria are easily accessible by car, as are a variety of recreational clubs and parks Such as Mt Lawley Golf Club and Beatty Park Aquatic Centre and Edith Cowan University. In the intake zone for the popular Mt Lawley Senior High School with sought-after private schools nearby including Perth College and Trinity College.

**KEY FEATURES:** -City Views from a well-designed complex, -1000sqm total land – Width 20.1m – Length 49.7M -Zoned R60 – Potential for 4 to 6 lot site (Subject to Council and WA Planning Commission approval)-Flat Terrain-Existing early 1900's home – high ceilings, jarrah floor boards, 3/4 bedrooms, 2 bathrooms and two car garage, kitchen, dining, family, study-2.6km to City-Close to multiple Shopping and Café Precincts, sporting clubs, quality schools, Edith Cowan University and close to bus and train transport-Sold "As – Is"-Located in City of Vincent