

# 133 Powell Street, Joondanna, WA, 6060



## House For Sale

Wednesday, 25 September 2024

133 Powell Street, Joondanna, WA, 6060

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## LANDMARK R40, 1262SQM CORNER DEVELOPMENT OPPORTUNITY

\*\*\* AUCTION ONSITE - SATURDAY 19TH OCTOBER 2024 AT 2:00PM \*\*\*

A remarkable opportunity 66 years in the making, the time has now come for you to write this homes next chapter. A landmark R40 corner site spanning approximately 1262sqm, with the bonus of a cherished, one owner, mid-century family home in situ, the possibilities here are truly captivating. Move in, capitalise on the homes character charm and renovate, demolish and subdivide into multiple new homesites or demolish and rebuild the home of your dreams - the choice is yours! Underpinned by its coveted sought after location on the Mt Hawthorn/North Perth border, with Dog Swamp/Flinders Square Shopping Centre, renowned St Dennis Primary School and local hotspot Emmerson's Café just footsteps away, Albert James Park, the Mt Hawthorn café strip, Karrinyup Shopping Centre and CBD not too far, plus some of Perths best beaches merely 20 minutes away, and this is one you won't want to miss! WELCOME HOME to 133 Powell Street Joondanna.

### THE FEATURES YOU WILL LOVE

One owner original - offered to the market for the very first time  
Landmark 1262sqm (Approx) corner landholding with dual street frontages and R40 zoning  
Quaint front verandah, the perfect spot to sit back with a glass of your favourite beverage and watch the world go by  
High ceilings, decorative cornicing, ornate light fixtures and retro sliding glass doors where featured  
Warm and cosy front lounge with feature brick fireplace, ornate retro ceiling, picturesque leafy outlook and enough room to accommodate the whole extended family  
Adjoining 68-seater dining room, accessed via double sliding doors from the lounge, leading into the country style kitchen  
Practical country style kitchen boasting a 4-burner gas cooktop and rangehood, wall mounted oven and grill, 1 ½ bowl stainless steel sink with water filtration tap, dishwasher, microwave recess, fridge recess and plenty of wrap around storage  
Versatile rear sunroom with direct garden access, which could be utilised as a kids activity room or study  
Practical laundry with double stainless-steel troughs, washer/dryer recess, built-in storage cupboard and attached W/C  
Three well-proportioned bedrooms, each with built-in robes, the master the largest in size with picturesque garden outlook  
Large retro style family bathroom with terrazzo floor, shower, separate bathtub and vanity  
Combination of ducted reverse cycle air-conditioning, split system air-conditioning and ceiling fans  
Covered rear patio plus separate poolside alfresco, both overlooking the sprawling backyard  
Huge, shimmering below ground pool, ideal for upcoming summer pool parties  
Massive brick games room off the single garage with direct backyard access. Potential pool house perhaps?  
Huge separate freestanding carport & workshop, perfect for the budding hobbyist in your family  
Plenty of scope for you to renovate and make it your own for years to come, or alternatively explore the redevelopment options - its your choice.

### THE LIFESTYLE YOU WILL LIVE

170m to St Dennis Catholic Primary School  
550m to Albert James Park  
600m to Emmerson's café  
700m to #384, #386, #387, #388 & #389 City Bound Bus Stop (Wanneroo Road at Dog Swamp Shopping Centre)  
1.1km to Dog Swamp/Flinders Square Shopping Centre  
1.5km to Hawaiian's The Mezz Shopping Centre  
1.5km to Mt Hawthorn Café strip  
2.1km to Servite College  
2.7km to The Western Australian Golf Club

3.3km to ECU Mt Lawley Campus  
3.6km to Terry Tyzack Leisure Centre  
5.1km to Lake Monger  
6.1km to Perth CBD  
8.8km to Karrinyup Shopping Centre  
9.4km to Scarborough Beach

\*distances above are approximate only.

PLEASE NOTE:

(1) THE PROPERTY IS TO BE SOLD ON AN "AS IS - WHERE IS" BASIS WITH NO SELLER REPRESENTATIONS OR WARRANTIES

(2) ALL AREAS & DIMENSIONS PROVIDED ARE APPROXIMATE ONLY & SUBJECT TO SURVEY

(3) ALL DEVELOPMENT IS SUBJECT TO COUNCIL & WAPC APPROVAL

For further details, please TEXT Mark & Debra Passmore on 0411 870 888 or EMAIL [mark@passmore.com.au](mailto:mark@passmore.com.au)

\*\*\*Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be verified if relied upon before entering into a contract of sale\*\*\*