

**1B Thomas Street, Nedlands, WA 6009**

**EDISON** McGRATH

**House For Sale**

Wednesday, 26 June 2024

**1B Thomas Street, Nedlands, WA 6009**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



Danielle Diffen  
0412176047



Brad Mantle  
0488908070

## Market Preview

With a 25 metre frontage this approx. 1012sqm sqm block is in one of Nedlands best streets. Located approx. 5km from the Perth CBD and within close proximity to three of Perth's major hospitals being the Perth Children's Hospital, Sir Charles Gardner Hospital and Hollywood Private Hospital, as well as the University of Western Australia. It is walking distance to the proposed Nedlands Square - The Development Application for Nedlands Square includes designs for a new market-style Supermarket along with specialty shops, restaurants, community, commercial and entertainment uses, destined to be a vibrant town centre. Just a hop skip and a jump to The Nedlands library, Drabble House and Tresillian Community Centre. The home itself is a traditional Nedlands family home with high ceilings and jarrah floors plus many original features throughout. The property is zoned under the City of Nedlands Local Planning Scheme with a Residential density code of 'R-AC1'. Features:- Excellent location close to CBD, UWA hospitals and the proposed Nedlands Square- Zoned R-AC1 within the City of Nedlands TPS No.3 - The area is currently undergoing major enhancement with new residential developments