

**23 Wade Street, Joondanna, WA 6060**

**House For Sale**

Monday, 8 July 2024



23 Wade Street, Joondanna, WA 6060

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 759 m2**

**Type: House**



Rob Stefanovski

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## All Offers Presented

\* All Offers Presented By 4pm Monday 22nd July\* Seller Reserves The Right To Accept Any Offer PriorFor the first time in 70 years, this charming 1950's cottage is available for sale, nestled in an idyllic location on a spacious 759m2 lot. Zoned R30 with duplex development potential, this property offers endless possibilities for both homeowners and developers.Home Highlights-Original Charm: This 3-bedroom, 1-bathroom home features an enclosed sleep-out at the rear, incorporating a 3rd bedroom and a cozy sitting room with a sunny northern aspect overlooking the rear yard.Versatile Layout: The flexible floor plan provides ample opportunity for improvements, transforming this 1950's gem into the perfect family home.Development Potential: With a generous 20m frontage, options include duplex development of two side-by-side Green Title street-front homes or a battle-axe duplex. The ample side access also allows for the potential to retain the front home and subdivide the rear lot (subject to council approval).Key Features You'll Love-\*Quaint 1950's timber-framed fibro cottage\*Elevated 759m2 lot\*Zoned R30 with duplex potential (STCA)\*Retain and develop option (STCA)\*Prime Joondanna location\*Versatile floor plan with potential for improvements\*Drive-through side access for extra parking and development options\*Walk to public transport and more!Ideal for Home Buyers:This property is perfect for those looking to enter the market in a super convenient location. Enjoy a full-size block with future development or build options. Families will appreciate the proximity to quality education, with Servite College and St Kieran's School just a short walk away and easy access to some of Perth's best schools and universities.Perfect for Developers:Property developers will love the wide 20m frontage, ideal for innovative build designs. The high demand for new homes in this sought-after area makes this a prime investment opportunity.Located just 6km from the CBD, in one of Joondanna's most desirable neighbourhoods, it's a short stroll to Glendalough Station and the vibrant hubs of Mt Hawthorn and Leederville.Don't miss out on securing this sensational family home or prime development property in a highly coveted Joondanna location!Council Rates: \$1,584 p/a (approx)Water Rates: \$1,172 p/a (approx)