

**235 Charles Street, North Perth, WA 6006**



**House For Sale**

Friday, 5 July 2024

235 Charles Street, North Perth, WA 6006

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 840 m2**

**Type: House**



Ben Connor  
0410425397

## AUCTION

**\*\*BEING SOLD AT AUCTION ON THE 10TH OF AUGUST AT 12:30PM.\*\*** Welcome to 235 Charles, a 1967 character home situated on a prime 840SQM parcel of land, Zoned R60-100. Retain the existing and renovate or knock down and develop and build multiple dwellings, taking advantage of this pocket of the suburb with High Density Zoning. Nestled in a prime location in the heart of North Perth along Charles Street, where you only have to look at the neighbouring properties and existing developments to see that this location is prime for construction. The existing character home can be leased out in its current condition and has been updated with a functional kitchen. Consisting of 3 Bedrooms, 1 Bathroom an expansive living and lounge area plus a bonus studio space on the lower level sitting behind the lock up the garage. The backyard space is expansive, occupied with shady and mature trees and has ample room for the kids or four legged friend to run around. The Location: - 250M to Smiths Lake Reserve. - 300M to Beatty Park Aquatic Centre. - 800M to Leederville Oval. - 700M to the Angove Bar and Café Precinct. - 1.1KM to Hyde Park. - 1.1KM to the Leederville Oxford Street Restaurant and Bar Precinct. Why Invest Here? - Strong Rental Demand: North Perth is a highly desirable area with a strong rental market, ensuring consistent income from the character home. - Capital Growth: With ongoing development and infrastructure improvements in the area and property values are expected to continue to grow, makes this a smart long-term investment. - Lifestyle Appeal: It's quite simple to see why North Perth is quickly becoming one of the most desirable suburbs to Live in, with great cafes, parks, and amenities all at your doorstep. Encompassing a diverse and welcoming demographic paired together with a fantastic vibrant community this locale really does have it all. This RARE Offering is sure to draw a lot of attention! For more information or to register your interest please contact Ben Connor on 0410 425 397. PROPERTY PARTICULARS: Shire Rates: \$1,809.00 p/a Water Rates: \$1,303.65 p/a City of Vincent AUCTION PARTICULARS: Auction Held on site at 235 Charles Street on 10th of August at 12:30pm. Open For Inspection Saturday 6th, 13th, 20th, 27th, 3rd of July prior to the auction. The property is sold in an "As is" condition and the auction conditions will be "unconditional"