

294 Middleton Road, Centennial Park, WA, 6330

House For Sale

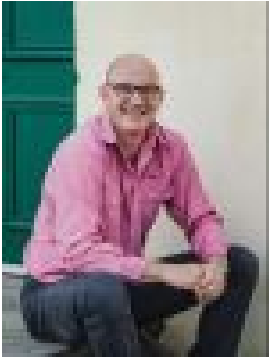
Saturday, 14 September 2024

294 Middleton Road, Centennial Park, WA, 6330

Bedrooms: 4

Bathrooms: 1

Type: House



Blair Scott

0459024026

Mixed Use Zone Amazing Home or Business Premises, Development Potential

Sitting in an incredible central location in the heart of beautiful Albany, with 'Mixed Use' zoning, this terrific property is brilliant as a home or as a business premises. On a huge 1,604sqm lot, there is abundant space for parking, gardens, and heaps of room for further development and/or subdivision the potential is enormous.

The beautiful character building is typical of the late nineteenth and early twentieth century construction, with thick brick walls, high ceilings, multiple fireplaces, and an innate warmth and soul not seen in modern builds. Right next to the iconic dog rock, this property is in an absolute prime location on the doorstep of central Albany offering unparalleled access to all the city has to offer.

It is recognised that any new owner would likely want to invest to bring the property back to peak condition. Currently used as consulting rooms, the existing setup incorporates a spacious reception area, four extra-large consulting rooms, a range of offices and store rooms, kitchenette and bathroom facilities. The floorplan is extremely versatile and can be set up to suit a range of requirements. As a business, you will enjoy the parking facilities (with plenty of room for more) and the great central spot providing easy access for your clients. You may wish to develop the block further with additional business premises, or to subdivide off some of the land to recoup your costs. You may even want to remove the existing building, which does NOT have a heritage listing, and install purpose built facilities in this amazing location.

As a home, you will want to add a proper kitchen and more extensive bathroom setup, however you will love the existing huge rooms and beautiful character of the home. The floorplan provides a massive amount of space for family living, and you can set this up however you like to perfectly suit your needs. Make the most of the enormous gardens and if you want to, build a giant shed. You will love the central location of this property and ease of getting in to town, shops, and beach. You can even subdivide or further develop.

- ☑ Beautiful character building constructed pre 1880's? (Visible in historical photos of Dog Rock from 1880's?)
- ☑ Enormous 1,604sqm lot. Zoned 'Mixed Use' with R-code of R40
- ☑ No heritage listing
- ☑ Brilliant for medical, dental, or other consulting rooms
- ☑ Potential to be an amazing home on huge grounds in superb location
- ☑ Abundant potential to further develop and or/subdivide

294 Middleton Rd is available for viewing private inspection only. For your private inspection or more information please contact Blair Scott on 0459 024 026.