

37 Donaldson Street, Queens Park, WA, 6107



House For Sale

Sunday, 18 August 2024

37 Donaldson Street, Queens Park, WA, 6107

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



Martin Cardozo
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DEVELOPER'S DREAM!

HUGE 933SQM BLOCK, 19.65m FRONTAGE, ZONED R30.

SUPER RARE OFFERING - TRIPLEX or RETAIN & BUILD DEVELOPMENT POTENTIAL (STCA).

A simply superb investment opportunity in the heart of Queens Park.

Set on 933m², this 3 bedroom 1 bathroom brick cottage with wide side access has all the necessary criteria and qualities to be renovated and retained, whilst a subdivision of the rear land is explored. Alternatively, there is potential to develop up to 3 lots, subject to the normal Council/WAPC approval process.

The property is in a prime location, located within 10km of the Perth CBD, and super close to all amenities including Queens Park Reserve, Queens Park Primary, St Norbert College, Queens Park Train Station and Westfield Carousel.

The home features:

- * 3 carpeted bedrooms, all featuring ceiling fans and security screens, with the master bedroom also having split system AC;
- * Living area with ample natural light, enclosed fireplace, gas bayonet and split system AC;
- * Kitchen/meals area with freestanding gas stove and overhead cabinets;
- * Bathroom with bathtub/standing shower;
- * Separate laundry and WC;
- * Gas instant HWS;
- * Large backyard with covered alfresco, large workshop/shed and two smaller sheds.

Council rates FY24 \$1,668. Water rates FY24 \$970.

Be Quick! Development opportunities on this sized block of land and in this area are now very rare!

Please call Jordan on 0406 544 401 or Martin on 0416 193 008 to arrange your personal tour of this fantastic family investment.