

37 Emmerson Street, North Perth, WA 6006



House For Sale

Sunday, 23 June 2024

37 Emmerson Street, North Perth, WA 6006

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 470 m2

Type: House



Simon Pigliardo

0419945652

FIXED SALE DATE

Discover the perfect blend of investment potential and charming living in the heart of North Perth! This exceptional development site offers a unique opportunity for savvy investors and developers alike.

Property Highlights:

- Character Home:** Nestled on the site is a delightful, rentable 2 bedroom character home and granny flat that exudes charm and warmth. With its classic architecture and inviting ambiance, this home is perfect for generating rental income while you plan your development.
- Development Potential:** Situated on a generous 470sqm approx. prime block, zoned R40, this site is ripe for redevelopment. Whether you're looking to build multiple dwellings or a bespoke project, the possibilities are endless.
- Prime Location:** Located in the vibrant and sought-after suburb of North Perth, in the heart of the Iconic Beatty Park Precinct you'll enjoy the best of both worlds - a peaceful residential area with easy access to bustling cafes, shops, and parks. Plus, it's just a short drive to Perth CBD.
- Convenient Access:** Excellent transport links and proximity to major roads make commuting a breeze. Public transport options are also readily available, ensuring connectivity to the wider Perth area.
- Education & Amenities:** Close to reputable schools, childcare centers, and essential amenities, this location is ideal for families and professionals alike. Enjoy a short stroll to Leederville's cappuccino strip and the bustling nightlife of Oxford street.

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, property values are set to rise, making this a smart long-term investment.

- Lifestyle Appeal: Enjoy the vibrant community atmosphere, with trendy cafes, boutique shops, and recreational facilities all within easy reach.

THIS PROPERTY IS BEING SOLD IN AN AS IS CONDITION. Don't miss out on this rare opportunity to secure a prime development site with a rentable character home in North Perth. Contact us today to arrange a viewing and explore the endless possibilities this property has to offer!

Property Particulars: Shire Rates: \$1,669.84 p/a
Water Rates: \$1,229.47 p/a
City of Vincent