

38 Peel Street, Mandurah, WA 6210

Mandurah

House For Sale

Saturday, 29 June 2024

38 Peel Street, Mandurah, WA 6210

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 972 m2

Type: House



Jarrod Fleming
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Offers Over \$579,000

Welcome to 38 Peel Street, an outstanding development opportunity in the vibrant heart of Mandurah. This prime property, situated on a generous 972 sqm block zoned R100, is perfectly positioned for substantial commercial and residential growth. Ideal for developers and investors, this site offers a unique chance to capitalise on a thriving market and shape the future of a bustling community.

Property Highlights:

- **Spacious Plot:** The expansive 972 sqm block is perfectly suited for a variety of development projects, given its R100 zoning which allows for high-density, mixed-use development.
- **Existing Structures:** The property includes a three-bedroom, one-bathroom home with a single carport, featuring large living spaces and a vintage charm that reflects its 1970s origins. The home comes equipped with gas heating and a potbelly fireplace, adding warmth and character.
- **Workshop and Storage:** A significant value-add is the large powered workshop located at the rear of the yard, ideal for hobbies, storage, or as part of a commercial development.
- **Vintage Appeal:** Inside, the home boasts original features such as a 1970s kitchen with a 600mm oven, stove, and exhaust setup, laminate flooring, and coral wall paint. The authenticity and retro charm of these features provide a nostalgic allure or a blank slate for renovation.

Development Potential:

- **Flexible Zoning:** The R100 zoning opens the door to a multitude of development possibilities, from residential units to commercial spaces, making it an attractive option for investors and developers.
- **Large Backyard:** The extra-large backyard, currently without lawns, presents a fantastic opportunity to maximise the utility of the entire lot, whether for additional buildings, parking, or landscaped areas.

Location and Lifestyle:

- **Central Mandurah Location:** Located on Peel Street, this property is ideally positioned near all the amenities that Mandurah has to offer. From shopping and dining in the city centre to leisure and entertainment options along the waterfront, everything is just a short drive away.
- **Community and Growth:** Mandurah is known for its vibrant community and ongoing development, making it a promising area for both residential and commercial investment.

For those interested in a property that combines the potential for significant development with a strategic location, look no further. Contact Jarrod Fleming at 0430 284 042 today to discover how you can capitalise on this incredible opportunity. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.