

# 42 Mackie Street, Victoria Park, WA, 6100

## House For Sale

Sunday, 8 September 2024

42 Mackie Street, Victoria Park, WA, 6100

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Heidi McAtee McAtee  
0406321770

## AN IRRESISTIBLE FIND - SET ON 1014 SQM AND ZONED R30!

Welcome to 42 Mackie Street. Built in 1955, this beautiful home exudes traditional charm and commands an elegant street presence set in verdant garden surrounds embracing a lifetime of memories. It has now come to market for the very first time and is looking for its new custodian.

This is a remarkable opportunity to purchase an original classic on the old quarter-acre block in one of Victoria Park's most coveted locations. With its expansive 1014 sqm block size incorporating a 20 metre frontage and a 50 metre depth, plus R30 zoning, this home becomes a prime focus for developers and investors for subdivision (subject to relevant approvals) or for buyers looking for the luxury of space to build their own dream home.

This home is being sold "as is" and features:

- Triplex-development potential (subject to DA)
- Solid 3 bedrooms, 1 bathroom home
- Garage, workshop and store
- Formal lounge & dining with wall mounted R/C A/C and ceiling fan (heater not in use)
- Separate kitchen with upright electric oven and skylight
- Second living room to rear (includes gas bayonet) and provides access to outdoor alfresco
- Study/activity
- Bathroom with shower, vanity and deep bath
- Laundry area and separate WC
- Roof solar hot water system
- Outdoor alfresco entertaining
- Huge "blank canvas" backyard
- Bore and reticulated gardens
- Ample parking solutions (parking for boat, caravan or trailer)

### GENERAL/SPECIFICATIONS:

- Land Size: 1014 sqm (Frontage: 20.16m, Length: 50.3m)
- House Construction: brick & clay tile roof
- Total Areas (approx): 204sqm (Residence 119sqm, Alfresco 36sqm, Garage/Workshop/Store 36sqm, Front Verandah 13sqm)
- Underground Power
- Sewerage: Deep sewer (connection point at rear)
- Zoning: Residential R30
- Land ID: Lot 437 on Plan 4377, Volume 1106 & Folio 822

### LAND AND WATER RATES:

Town of Victoria Park Land Rates (2024-25): \$2160

Water Rates (2023-24): \$1174

### SUBDIVISION:

Inquiries regarding zoning and subdivision should be directed to Town of Victoria Park (9311 8111) and relevant authorities. Buyers are required to satisfy themselves with all subdivision and due diligence inquiries prior to submitting an offer.

### APPROXIMATE DISTANCES:

Bus Transport - 25m  
Walking distance to Restaurant Strip - 320m  
Victoria Park Primary School - 270m  
Victoria Park Christian School - 370m  
Raphael Park - 380m  
McCallum Park - 730m  
Causeway - 780m  
New Causeway Cycle and Pedestrian Bridge linking Heirisson Island & Fraser Point - 780m  
Taylor Reserve - 800m  
Crown Casino - 1.2km  
Kent Street Senior High School - 1.8km  
Optus Stadium - 2.3km  
Perth CBD - 3km  
Curtin University - 4km

This outstanding opportunity provides a unique chance to secure a foothold into one of Victoria Parks best locations. For any additional information regarding this property please contact Heidi McAtee on 0406 321 770.

#### DISCLAIMER

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