

5 Scott Street, Greenmount, WA, 6056

House For Sale

Monday, 28 October 2024

EARNSHAW

Real Estate

5 Scott Street, Greenmount, WA, 6056

Bedrooms: 4

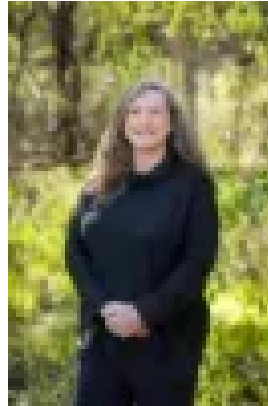
Bathrooms: 1

Parkings: 1

Type: House



Lindsay Earnshaw



Shirley Williams

For Big Dreamers With Long Term Vision

END DATE SALE: ALL OFFERS PRESENTED BY 2PM WEDNESDAY 6th NOVEMBER 2024 (the seller reserves the right to sell prior to the end date without notice).

NOTE: The property is sold as is. Building and pest inspections will need to be carried out prior to any contract negotiations. The seller will not provide any warranties.

If your idea of the perfect project is rolling up your sleeves and reviving a slice of Hills history on a dream half-acre block, do we have the property for you! This classic 1930s weatherboard and iron cottage is absolutely bursting with potential for the visionary developer or family ready to embrace a ravishing reno. Set on a fantastic 2,691sqm block, this property not only offers an upgrade in lifestyle with a move into a picturesque and well-loved community but also opens up exceptional opportunities for long term redevelopment with its Residential R40 zoning (subject to WAPC approval). Immerse yourself in the glory of iconic Greenmount with with room to grow, build, play, connect, and create something truly special.

The home itself still shines a little with the charm of yesteryear - timber floors and picture rails line the central hallway with a style modern homes simply can't replicate. And the front formal lounge with adjoining dining room would be incredible with a revamp. An old-fashioned kitchen, complete with classic cabinetry, adds a nostalgic touch for those who appreciate retro flair - keep what you think you can use and rework the rest. Though this home does require some work, its solid framework presents a perfect canvas for modern updates or a complete transformation, with ducted evaporative air cooling and ample storage already in place. The flexible sleeping quarters can easily adapt to your family's evolving needs, whether as bedrooms, a home office, or a playroom for the kiddos. With some thoughtful updates and personal touches, the interiors could seamlessly blend the old and new, creating a home that caters perfectly to a modern family lifestyle without sacrificing its timeless appeal.

Features Include:

- 1930s weatherboard & iron renovator's delight cottage on over ½ acre
- 4 bedrooms
- 1 bathroom
- Front formal lounge room
- Dining room off kitchen
- Old fashioned kitchen with timber cabinetry & open shelving
- Central hallway with picture rails
- Ducted evaporative air cooling
- Good storage
- Laundry room
- Timber floors, exposed timber beams on raked ceilings, timber framed windows throughout
- Huge backyard
- Wide verandah
- Single free standing garage
- A couple of sheds & shade house
- 40m frontage, 95m depth & 15m rear (approx.)
- Long term development potential with its Residential R40 zoning
- 2,691sqm block (over half an acre)

Outside is where you'll truly appreciate the essence of what makes this place special; including an expansive 40m frontage plus a 15m rear boundary that will make development so much easier. The huge backyard features a couple of sheds, a shade house, and a freestanding garage, offering so much storage for tools, hobbies, (or renovations in progress). The wide-open space is ideal for families seeking a large garden, developers with a vision for subdividing, or hobbyists

who need room to tinker and create. When it's time to connect with the community, Greenmount is just at your door - a quick trip to the local shops and cafes, great sporting clubs and facilities just minutes drive away you'll find mountain bike trails, scenic walks, and schools. Midland is only moments away in the car where you can access the cafe strip, cinema, endless shopping, and public transport to get you straight into the CBD or beyond.

NOTE: The site is zoned Residential R40 under Local Planning Scheme No 4 and is located in Special Design area No. 1 of the Planning Scheme. Development will not be permitted without an endorsed Structure Plan over the area of land bounded by Coongan Ave, Great Eastern Hwy and Scott St Greenmount.

Design your future just the way you envision, with touches of the past.

For more information on 5 Scott Street Greenmount, or for friendly advice on any of your real estate needs, please call Shirley from Team Lindsay on 0414 996 706.

* Disclaimer: the team at Earnshaws Real Estate has used our best endeavours to ensure the information here is accurate, but prospective purchasers should always make their own enquiries with the relevant authorities to verify the information in this listing. We accept no liability for any errors, omissions or inaccuracies. All boundary lines, measurements and sizes on our images are approximate.