

74 Kimberley Street, West Leederville, WA 6007



House For Sale

Sunday, 23 June 2024

74 Kimberley Street, West Leederville, WA 6007

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 357 m2

Type: House



Dominic Ferraro
0892081999

Offers - Contact agent

Outstanding Opportunity - Council Approved Architectural Designed Plans Discover a rare and highly prized green title property situated in the heart of West Leederville, offering an unparalleled lifestyle opportunity. This tightly held location is renowned for its prime position and picturesque surroundings, presenting an exceptional chance to create your dream home.

Property Highlights:

- * Council Approved - 2 Storey Building Plans
- * Location: Across from the scenic Cowden Park, a short walk to Lake Monger, and surrounded by quality homes.
- * Block Size: A highly sought-after 357sqm block with a generous 10m frontage. ROW rear access.
- * Current Home: A neat and tidy three-bedroom, one-bathroom home with solid brick and tile construction.
- * Options: Renovate the existing home or utilize the fully approved plans to build a brand-new residence.
- * Convenience: Close proximity to local shops, public transport, and St John of God Subiaco Hospital.
- * School Zones: Within enviable school catchment areas, ideal for families.

Features:

- * Living Spaces: Tiled flooring in the living, dining, and kitchen areas.
- * Kitchen: Equipped with a gas-upright cooker, stainless-steel range hood, and ample storage.
- * Comfort: Ducted air-conditioning and gas bayonet for heating.
- * Security: Manual security window roller shutters and security screens.
- * Parking: Split-level undercroft parking, a double carport, and additional secure driveway parking.
- * Outdoor Space: Secure backyard with an undercover clothesline, garden shed, and a gated front & rear entries.
- * Additional Spaces: A large workshop/storeroom/office accessible from the rear garage.

Prime Location:

- * Education: West Leederville Primary School just around the corner.
- * Transport: Easy access to Leederville Train Station and the freeway.
- * Amenities: Close to cafes, restaurants, and shopping on Cambridge Street, as well as the vibrant Perth CBD.

Don't Miss Out! This must-see property offers a blend of potential, convenience, and prime location. Whether you choose to renovate or build anew, this is your chance to secure a piece of highly coveted West Leederville real estate. Approved plans available on request. Contact us today to arrange a viewing and start envisioning your future in this outstanding location.