

51 West Parade, Perth, WA 6000



House For Sale

Saturday, 4 May 2024

51 West Parade, Perth, WA 6000

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 3985 m2

Type: House



Daniel Porcaro
0892257000

Expressions of Interest

All Offers by 27th May With R60 Zoning, this is a rare opportunity to cash in on the huge development potential of this well-located land holding that sits on 429m of land with street front and rear lane access and only 2.3km to the CBD, subject to council approval. Alternatively, you can choose to renovate the current home. This is a 1935-built art deco bungalow with the current configuration of 2 bedrooms and one-bathroom, separate living, open plan kitchen and dining and separate laundry. Typical character features include high ceilings and jarrah floorboards, decorative cornices and ceiling roses. With the current R60 zoning, the minimum lot size allowed is 120sqm and the average lot size is 150sqm. Astute developers will consider this as the perfect site to develop 2 designer homes with a maximum 3-storey height allowance, (STCA), with one facing the street and the other with laneway frontage. Otherwise, you can seek council approval to develop a 3-storey multiple apartment dwelling. The home sits on relatively flat terrain and is situated close to the Highgate, Mt Lawley and Northbridge shopping and café precincts, only 2.3km from the Perth CBD and the nearby East Perth train station means access to anywhere in Perth is a breeze. Nearby are a variety of recreational clubs and parks such as Mt Lawley Golf Club and Beatty Park Aquatic Centre, a variety of gyms and health clubs and the Swan River and Burswood precinct only a short walk away. The home is also in the intake zone for the popular Mt Lawley Senior High School with other sought-after private schools nearby including Perth College and Trinity College. All Offers to be presented by 27th May, 2024 (The owner reserves the right to accept offers prior) KEY FEATURES:- 429sqm total land – 12.5m by 36.0m approx.- Zoned R60 – Minimum lot size 120sqm – Average lot size 150sqm- Potential for 2 grouped dwellings or 3 storey multiple dwellings (Subject to Council and WA Planning Commission approval)- Flat Terrain- Existing early 1935 built art deco home – high ceilings, jarrah floorboards, 2 bedrooms, 1 bathroom, kitchen/ dining, family, laundry- On-site parking for 3 cars- Rear lane access with single garage- 2.3km to City- Close to multiple Shopping and Café Precincts, sporting clubs, quality schools, and close to bus and train transport- Located in City of Vincent