

**28 Bruce St, Leederville, WA, 6007**



**House For Sale**

Tuesday, 26 November 2024

28 Bruce St, Leederville, WA, 6007

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## PRIME OPPORTUNITY

Welcome to 28 Bruce Street, Leederville - a prime opportunity to secure a character home with exceptional development potential. Set on a 430sqm block zoned R60, this property offers significant scope for redevelopment or subdivision (subject to approvals), making it a standout choice for investors, developers, and buyers looking to capitalize on the booming Leederville market.

Originally built in 1950, the home retains its charm with high ceilings and classic Jarrah flooring while providing the flexibility to renovate, extend, or redevelop. The property features three generously sized bedrooms, a spacious living area, and a bright, north-facing layout that invites natural light throughout. The large backyard offers ample space for outdoor living, future projects, or new builds, while off-street parking for two cars ensures convenience.

Located just a short walk from Leederville's bustling centre, this home is perfectly positioned to enjoy the vibrant lifestyle the area is known for. With parks, cafés, restaurants, and shops all within easy reach, the property also offers excellent transport links and access to some of Perth's top schools, including West Leederville Primary School and Bob Hawke College.

The R60 zoning opens the door to a range of exciting opportunities, whether you're looking to create a multi-dwelling development, modernise the existing home, or explore future investment prospects. The property's northern rear orientation adds further appeal for development plans, maximising natural light and energy efficiency.

This is a rare chance to combine lifestyle and investment potential in one of Perth's most sought-after suburbs. Don't miss the opportunity to unlock the possibilities of 28 Bruce Street, Leederville. Contact Annie today for more information or to arrange a viewing.

### KEY FEATURES:

- 430sqm-zoned R60
- Development potential
- Built 1950-northern rear
- Ideally situated walking distances to the heart of Leederville
- Well positioned, walking distance to parks, shops, restaurants and cafés
- 3 generous sized bedrooms
- 1 bath
- Large living area
- High ceilings, Jarrah flooring
- R/C air conditioning
- Large backyard
- Light and bright-northern rear
- Off street parking for 2 cars
- Wonderful neighbourhood
- Within catchment zone for West Leederville Primary School and Bob Hawke College

### PROPERTY PARTICULARS

Shire Rates: \$1,760.79 pa

Water Rates: \$1,206.84 pa

City of Vincent