

74 Ladywell St, Beckenham, WA, 6107



House For Sale

Friday, 30 August 2024

74 Ladywell St, Beckenham, WA, 6107

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Steve Howell
0862536500

BIG LOT WITH SUBDIVISION POTENTIAL

Situated on a spacious 1029m² corner site being sold on an "as is" basis, 74 Ladywell Street in Beckenham presents an excellent opportunity for future development, with the potential to subdivide into three street-front lots under R30 zoning, as per Gosnells Council's corner lot density policy.

The existing three, one-bathroom home is currently tenanted, offering immediate rental income while you plan the property's future. The home features a formal lounge with air conditioning, an additional living area, and a kitchen with a dining space, making it functional and comfortable. The large backyard further enhances the property's appeal, providing ample space for outdoor activities or future development possibilities.

Given its prime location, this property is perfectly positioned for convenience. It is close to all essential amenities, including the newly established Mills Park community complex, the new Metronet elevated train line and the new Beckenham Train Station (due for completion in 2025), which adds to the appeal for both current and future residents. The combination of a substantial landholding with the potential for multiple lots, along with the existing home's immediate rental income, makes this an attractive proposition for both investors and developers.

This is a rare opportunity to secure a property that offers both current rental returns and significant future potential in one of Beckenham's most sought-after locations. As always we recommend speaking with the City of Gosnells for the full development potential of the property.

Property Features:

- The property is being sold on an "as is" basis
- Currently tenanted on a periodic lease for \$450 per week
- 1029m² corner block
- R30 zoning
- 1950 build
- Three bedrooms
- One bathroom
- Big workshop/shed

What's Nearby:

- 700m to Mills Park
- 900m to Beckenham Primary School
- 1.1km to Beckenham Train Station (Due for completion in 2025)
- 2.9km to Westfield Carousel
- 3.5km to Gibbs Street Primary School
- 3.9km to Sevenoaks Senior College
- 13.6km to Perth Airport
- 14.5km to Perth CBD
- Accessibility to Welshpool Road, Albany and Leach Highway

To receive the information pack, including a digital link to download all related documents including the title, rates information, and offer contract please send through your enquiry today. Alternatively, you can call or text Steve Howell on 0413 003 431 to receive the link via SMS.

****Disclaimer: Ray White Cannington have in preparing this advert, used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries with the relevant authorities to verify the information contained in this advert****