

**75 Wordsworth Avenue, Yokine, WA, 6060**



**Semi-detached For Sale**

Tuesday, 26 November 2024

75 Wordsworth Avenue, Yokine, WA, 6060

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Semi-detached**

## LIVE, RENT OR REDEVELOP OPPOSITE YOKINE RESERVE!

Spectacularly located directly opposite the iconic and ever popular Yokine Reserve, a cherished landmark for the local community, this RARE 865SQM\* (approx.) homesite inspires exciting possibilities for the future. Zoned R30, with a generous 20.12m\* (approx.) frontage and the bonus of potential City views from a second storey, the options here are truly endless. Landbank and earn a steady income from the two existing duplex pairs in situ, keep the existing tenant in one half and move into the other (currently vacant), demolish and build two luxury street front homes or go all out with the home of your dreams - the choice is yours! Being one of the last remaining original properties left along what is undoubtedly Yokine's most prestigious street, opportunities of this calibre are highly sought but seldom found. Ready for one lucky person to create their dream, don't delay and express your interest today!

### THE FEATURES YOU WILL LOVE

Prime positioning directly opposite Yokine Reserve

Modest 1960s duplex pair in situ on the ONE TITLE (to be sold on an as is - where is basis), each comprising of 2 bedrooms, 1 bathroom, an open plan living, meals and kitchen area, a generous lawned backyard plus covered parking for 1.

Wide 20.12m frontage and depth of 43.03m (approx.)

R30 zoning

Multiple possibilities on offer (1) Landbank and earn a steady income from the two existing duplex pairs in situ, (2) Keep the existing tenant in one half and move into the other side (currently vacant), (3) Demolish and build two luxury street front homes or (4) Demolish and build the sprawling home of your dreams

Current tenant at #75B on a periodic basis at \$350.00 per week and keen to stay on if possible. #75A currently vacant.

### THE LIFESTYLE YOU WILL LIVE

10m to Yokine Reserve

650m to Yokine Bowling Club

700m to #360, #361 & #362 City bound bus stop (Alexander Drive after Virgil Ave)

750m to Dianella Shule

850m to Terry Tyzack Aquatic Centre

1.5km to Carmel School

1.6km to Breckler Park

1.8km to Dog Swamp/Flinders Square Shopping Centre

1.9km to Edith Cowan University Mt Lawley Campus

2.2km to The Western Australian Golf Club

2.6km to Dianella Plaza Shopping Centre

2.7km to Mount Lawley Golf Club

3.5km to Mt Hawthorn Café Strip along Scarborough Beach Rd

4.8km to Mt Lawley Café Strip along Beaufort St

6.3km to Perth CBD

\*distances above are approximate only

AUCTION ONSITE SATURDAY 14TH DECEMBER 2024 AT 12:30PM (UNLESS SOLD PRIOR)

\*PLEASE NOTE:

(1) BOTH DUPLEX HALVES ARE TO BE SOLD ON AN "AS IS - WHERE IS" BASIS WITH NO SELLER REPRESENTATIONS OR WARRANTIES;

(1) BOTH DUPLEX HALVES ARE TO BE SOLD TOGETHER IN ONE LINE (NOT SEPERATELY);

(2) ALL AREAS, MEASUREMENTS AND LOT BOUNDARIES ARE APPROXIMATE ONLY AND SUBJECT TO SURVEY;

(3) ALL DEVELOPMENT IS SUBJECT TO COUNCIL AND WAPC APPROVAL.

For further details, please TEXT Mark & Debra Passmore on 0411 870 888 / 0411 888 138 or EMAIL  
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\*\*\*Passmore Real Estate wishes to advise that whilst every care is taken in the preparation of these details, they MUST be  
verified if relied upon before entering into a contract of sale\*\*\*