



1st Consulting Room/ Living



SOLD

CHARMING CHARACTER HOME OFFERING MULTIPLE BUSINESS OPPORTUNITIES!!

Open Sat 9.30-10.00am

STREET FRONT PEDESTRIAN ACCESS VIA BEAUFORT STREET & PRIVATE PARKING FOR THREE LARGE VEHICLES VIA REAR LANEWAY!

This is an excellent opportunity to own a slice of history on Beaufort Street and make it your dream home AND/OR explore multiple business opportunities under the local planning scheme.

The Opportunities (STCA):

Occupying 550m2 of green title prime position land, this versatile property offers multiple options:

- 1: extend the current character home into a larger home utilising the huge space at the back
- 2: use the current home as your street front business premises and extend/build so you can live at the back
- 3: use the current home as business premises AND utilise the huge space at the back to extend upon and expand your business as it grows!

Conveniently located just 6km to Perth CBD on trendy Beaufort Street amidst bustling cafes, shops and thriving businesses, this 2 bedroom character home is full of yesteryear charm (Circa 1946) with soaring high ceilings boasting ornate rosettes, beautiful polished Jarrah timber floors and feature fireplaces.

Occupying a full block of prime land (550m2) in this mixed use precinct, this property could be your dream home with a gorgeous garden oasis at the rear OR you can use it as the perfect place to launch your future business venture!

Whichever you choose, you can take advantage of the sheer space by extending the current house into the spacious back garden or developing the sizeable rear portion of the lot (up to 3 storeys STCA), which enjoys a wide laneway frontage (12.6m).

This home requires some modernisation to the Laundry and additional 2nd shower area but the main house already boast a modern Bathroom, and the Living, Kitchen and Bedrooms are all in

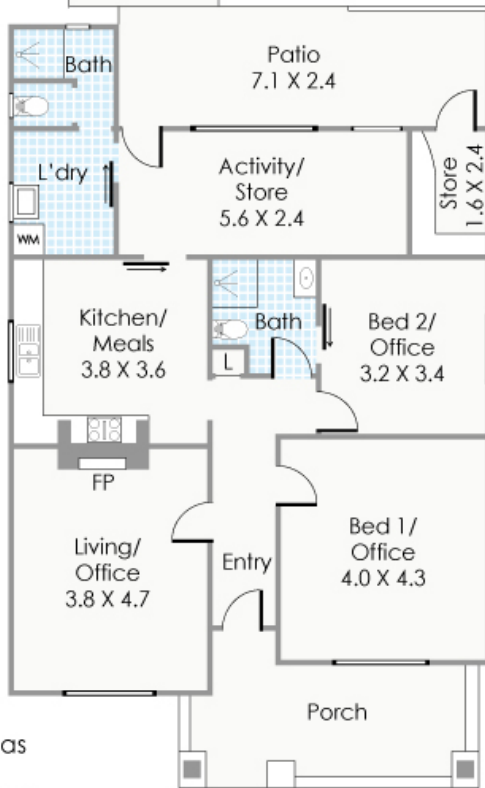
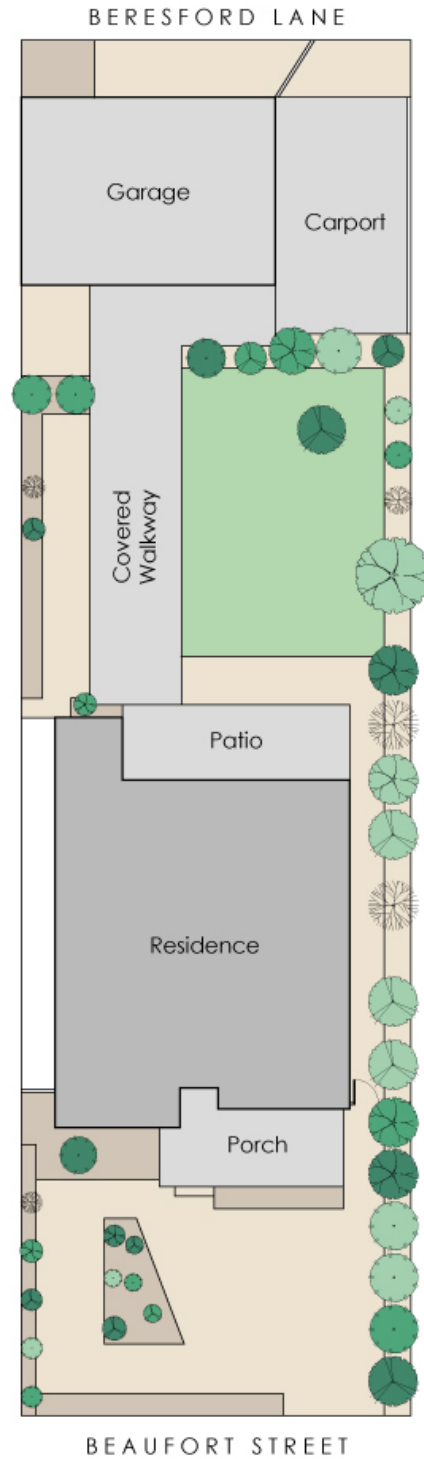
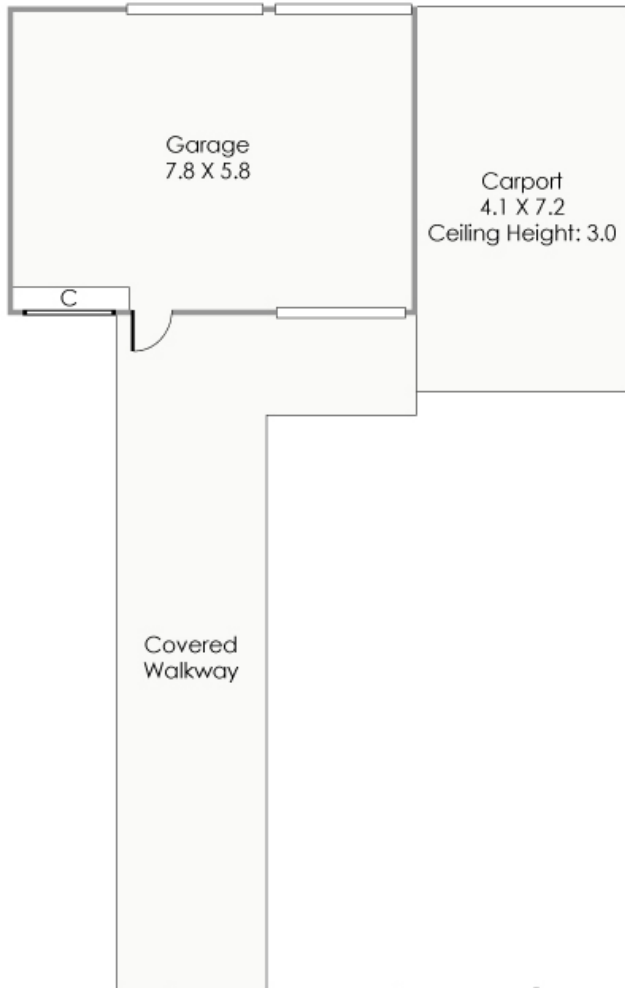
0 BED | 0 BATH | 0 CAR

PRICE:
\$855,000

OPEN FOR INSPECTION:
N/A



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Approximate Areas

Residence: 100m²

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

— Porch: 14m²
Patio: 17m²

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.
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