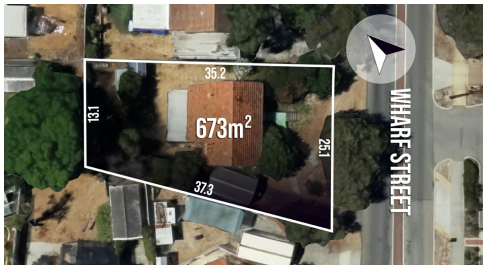
336 WHARF STREET, QUEENS PARK, WA, 6107

eaton property



SOLD

2ND CHANCE - THE CAN-DO COTTAGE

End Date Sale
Offers close 4pm Monday 30th October 2023 (unless sold prior)

Entre
Just like the little train that could, this Can-Do Cottage has the determination and spirit to meet your expectations. Whether you are looking for a freestanding home for yourself, adding to an investment portfolio, meeting an immediate development plan or want a long-term land banking option for capital growth, the Can-Do Cottage should stand out from the rest.

External
Rather than spending similar money on a villa or unit, this little free-standing cottage on a big 673sqm
sub-dividable block holds the promise of privacy, space and so much potential.

Essence
Entry to the Can-Do Cottage is from a covered front porch into a lovely front lounge room.

The practical kitchen has mostly original cabinets however has been updated with a new pantry, added bench space plus freestanding electric stove and the good size dining room completes the space.

There are two bedrooms in the main home and the bathroom is located close to those bedrooms along with the separate toilet plus laundry. There is a sleepout third bedroom at the rear as well as an additional sitting room and the backyard is accessed through a generous covered alfresco room.

The home has been in the same family for nearly 30 years and with a bit of a tidy up, it will provide the new family with the same opportunity or equally, keep a tenant happy until it's time to develop.

Environs
Queens Park Village is across the road for everyday conveniences including post office, pharmacy and cafe. This is also where you will catch the bus for the short ride to either Cannington Train Station or Carousel Shopping Centre.

3 BED | 1 BATH | 1 CAR

PRICE:
$450,000

OPEN FOR INSPECTION:
N/A

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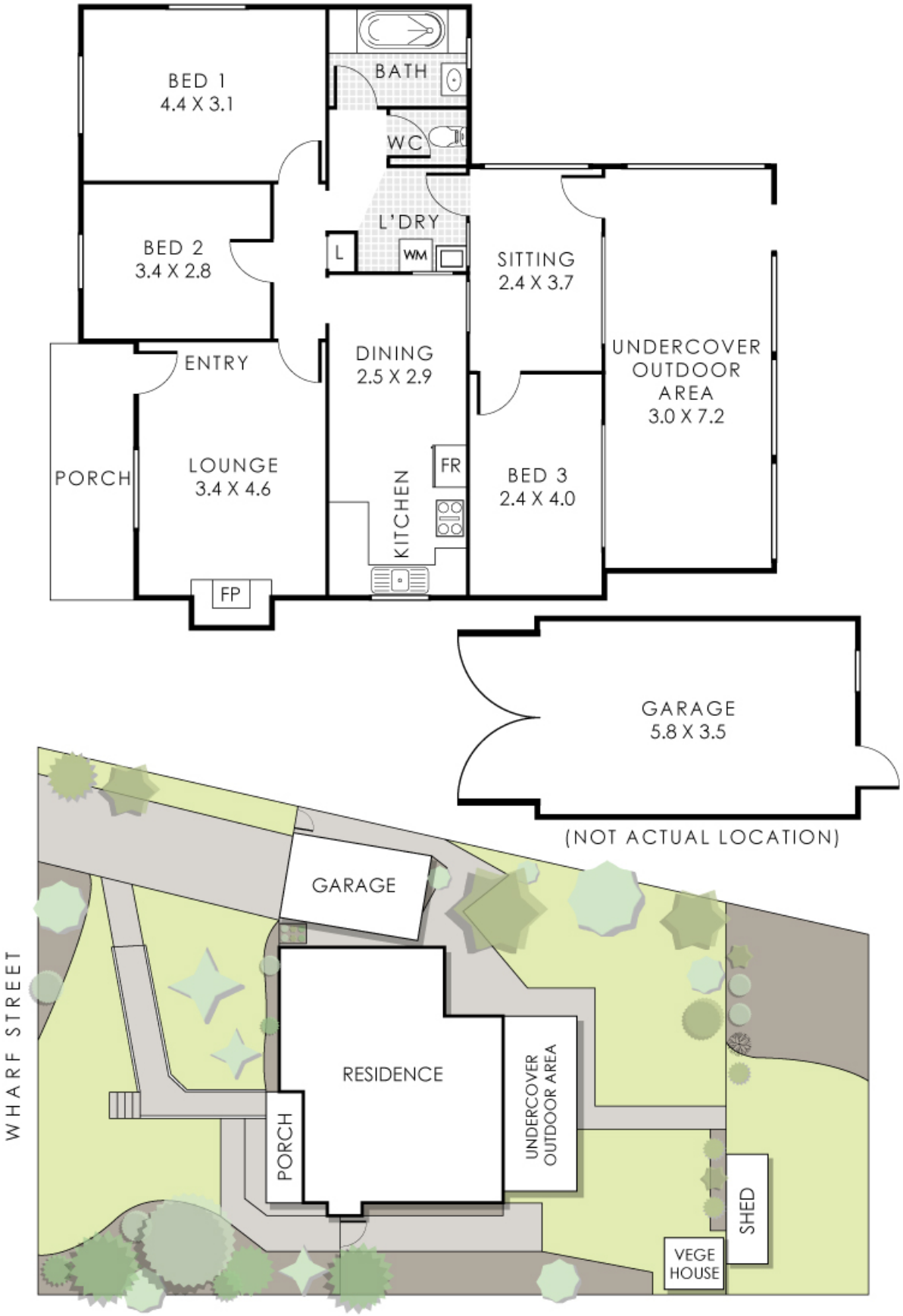

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

Residence 92m² | Outdoor Area 22m² | Garage 20m² | Porch 7m²

Total Area 141m²

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