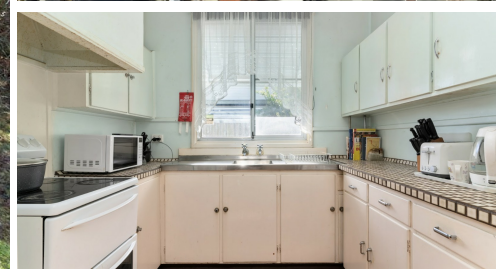
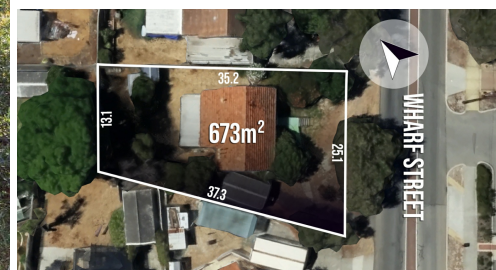


336 WHARF STREET, QUEENS PARK, WA 6107

**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

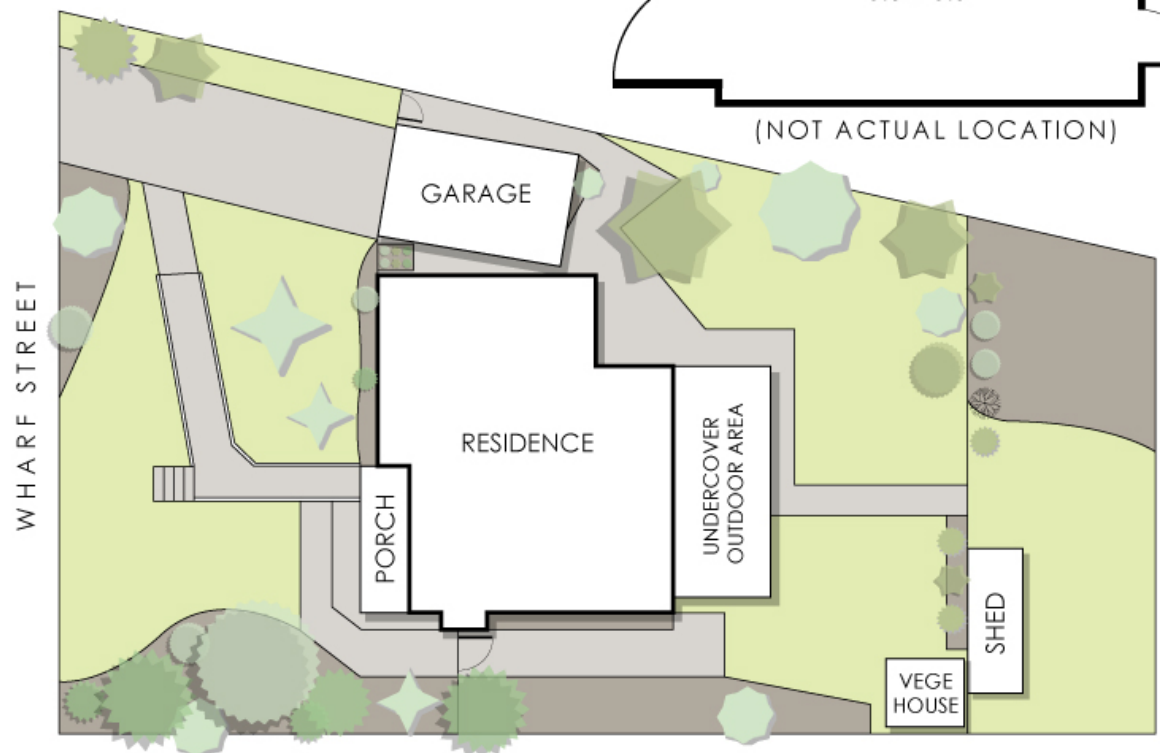
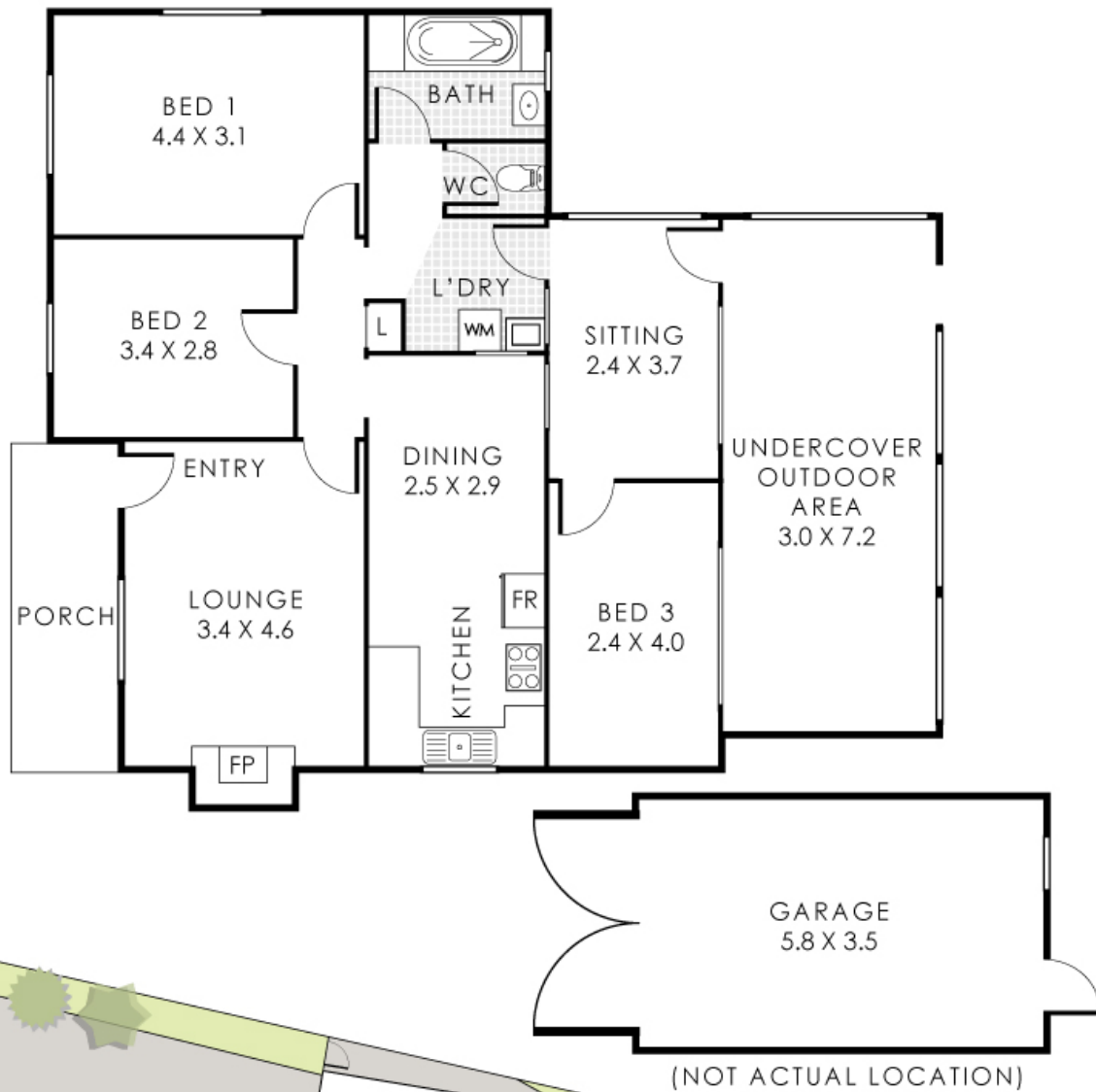


**Jarrad Eaton**

**0403267251**

[jarrad@eatonproperty.com.au](mailto:jarrad@eatonproperty.com.au)

[eatonproperty.com.au](http://eatonproperty.com.au)



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 92m<sup>2</sup> | Outdoor Area 22m<sup>2</sup> | Garage 20m<sup>2</sup> | Porch 7m<sup>2</sup>  
**Total Area 141m<sup>2</sup>**

**Jarrad Eaton**  
**0403267251**  
 jarrad@eatonproperty.com.au  
 eatonproperty.com.au

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, it should not be relied upon for any other purpose. It is shown as an approximate interpretation of the actual floor plan and does not take into account wall thickness or roof area under eaves. City2Go Real Estate Pty Ltd is not responsible for any error, omission, misrepresentation or any other information contained herein. Not to be used for any other purpose. www.city2go.com.au

**city2go realty**