



FOR SALE

SUBDIVIDE, RENOVATE OR REBUILD – CNR BLOCK ZONED R60

CONTACT AGENTS FOR PRICE GUIDE

Nestled in one of Perth's finest riverside enclaves, 46A Tain Street occupies a prime 519sqm corner lot at the intersection of Tain Street and Macrae Road. This versatile R60-zoned property offers exceptional potential to subdivide into multiple brand-new premium dwellings (STCA/WAPC approval), or to renovate and extend the existing structure into a bespoke luxury home. Perfect for astute developers, savvy investors, or families seeking to design their ultimate forever home in the vibrant heart of Applecross.

FEATURES:

- Well maintained, solid brick and tile, single level, custom designed home, built by Artique Homes in the late 1980's
- Prized 519m2 strata lot located on corner of Tain Street and Macrae Road, NO STRATA FEES
- Zoned R60 with strong potential to subdivide (STCA/WAPC approval)
- Open-plan kitchen, living and dining with LED downlights and north-facing windows
- Kitchen with gas cooking, double stainless-steel sink, Fisher & Paykel dish drawers, double-wide fridge recess, wall oven, microwave recess and walk-in pantry
- Formal lounge & dining at the front of the home
- Spacious master suite with walk-in robe and Ensuite
- Three additional bedrooms, all with built-in robes, updated carpets and ceiling fans
- Family bathroom with separate bath to shower
- Convenient Powder room
- Large family laundry with direct access to outdoor clothesline
- Paved, undercover alfresco with brick wall for privacy
- Evaporative air conditioning, plus reverse-cycle wall unit to games, family, kitchen and eating areas
- Money saving solar panels
- Gas instantaneous hot water
- Abundant storage cupboards throughout
- Double garage with remote roller doors, plus an additional driveway off Macrae Road with gated access for boat/caravan/trailer
- Shed for additional storage
- Can be sold vacant possession or tenanted

4 BED | 2 BATH | 2 CAR

PRICE:

NEW OPPORTUNITY - ZONED R60

OPEN FOR INSPECTION:

N/A

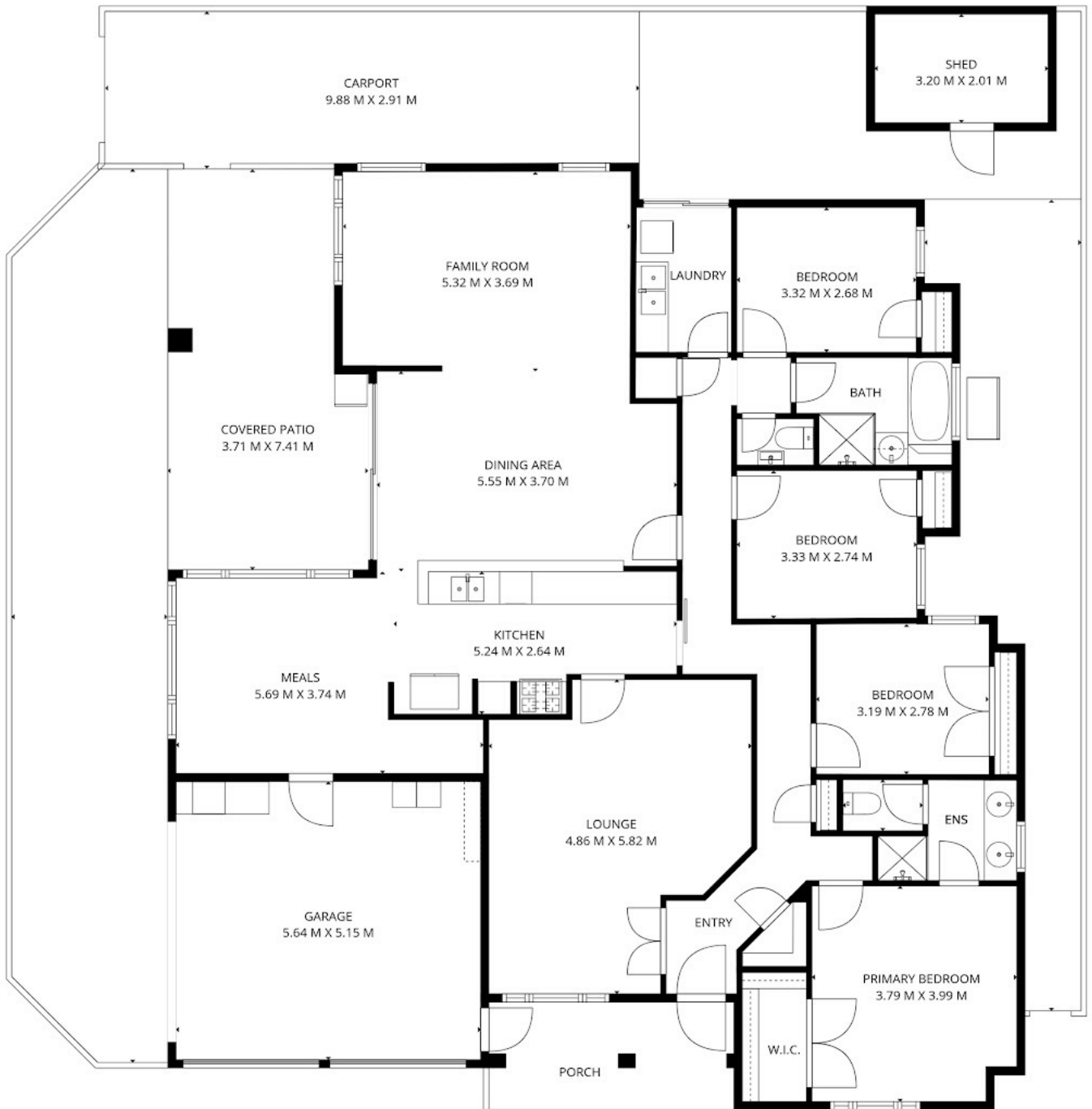


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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Not to scale • All measurements are approximate • Drawn for presentation purposes only

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