

13 ARCHER STREET, WOODBRIDGE, WA, 6056



FOR SALE

A RARE PIECE OF WOODBRIDGE HISTORY WITH DEVELOPMENT POTENTIAL

Rob Harwood @realty is excited to present 13 Archer Street, Woodbridge — a genuinely rare opportunity to secure a circa 100-year-old brick and iron cottage set on an approximately 450sqm subdividable block, directly opposite Woodbridge Primary School.

Properties combining this level of character, land and future potential are becoming increasingly difficult to find. Positioned in one of Woodbridge's most convenient locations, this charming home is within easy walking distance of Guildford Grammar School, Woodbridge Train Station, Centrepoint Shopping Centre and local amenities, making it an exceptional opportunity for homeowners, renovators, investors and developers alike.

Behind its classic façade, the home retains many of the features that give character properties their timeless appeal, including stunning jarrah floorboards, high ornate ceilings, original brick tuck-pointing and a traditional front verandah.

The accommodation includes three good-sized bedrooms, with two featuring their own original fireplaces, a modernised and functional bathroom, and an open-plan living area incorporating a well-sized kitchen. Split-system air conditioning provides additional comfort.

Outside, the property offers even more potential. A private rear courtyard provides a quaint outdoor space with plenty of scope to improve, while the large cleared side yard presents an exciting opportunity for future development, subject to the necessary approvals. Depending on planning and council requirements, the space could potentially accommodate a street-front subdivision, extension, shed or granny-flat-style addition.

Property Features:

- Circa 100-year-old brick and iron character cottage
- Approximately 450sqm subdividable block
- Three good-sized bedrooms
- Original fireplaces to two bedrooms
- Modernised and functional bathroom
- Open-plan living and kitchen

3 BED | 1 BATH | 0 CAR

PRICE:

From \$919,000

OPEN FOR INSPECTION:

Oct 4 at 10:55am - 11:25am



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