



188 Coode Street, Bedford




Renovate or Detonate - Endless Potential in a Prime Setting.

" *PRIME 708m² R20/25 DEVELOPMENT OPPORTUNITY IN TIGHTLY HELD BEDFORD**

Untouched since 1972. A rare landholding ready for its next chapter.

Positioned within one of Bedford's most established and tightly held streets, this property presents an exceptional opportunity to secure a substantial 708m² parcel of land with desirable R20/25 zoning in a highly sought-after inner-metro location. The area is known for its family-friendly atmosphere and proximity to Perth's city center, making it an attractive option for those looking to invest in a promising suburb.

Held by the same family for more than five decades, the home remains untouched since 1972, offering buyers a truly rare opportunity to unlock the full potential of this generous block. While the existing residence still stands, the true value of the property lies firmly in the land size, zoning flexibility, and future development potential. The house itself is a testament to the era's architectural style and could serve as a unique renovation project or be redeveloped to suit modern tastes.

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FOR SALE
Offers Invited

AGENTS

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AGENCY

LJ Hooker City Residential
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Blocks of this scale within Bedford are becoming increasingly scarce, particularly those offering development potential so close to the city. Whether you are a developer searching for your next project, a builder looking for a premium site, or a buyer wanting to create a custom residence in a thriving suburb, this property offers a range of exciting possibilities. The large lot size provides ample space for creative design solutions, whether it's subdividing or creating expansive outdoor living areas.

- ***Potential Opportunities (Subject to Council & WAPC Approval):****

With strong demand for quality homes in established inner-city suburbs, development opportunities like this continue to attract significant interest from developers, investors and owner-builders alike. Imagine crafting a bespoke family home or maximizing returns with multiple dwellings; the choice is yours.

- ***A Highly Connected Location****

Situated just moments from key lifestyle hubs, this address offers the perfect balance of suburban character and city convenience. Bedford continues to be an appealing choice with its close proximity to popular shopping districts, recreational facilities, and reputable schools such as Chisholm Catholic College and Hillcrest Primary School. With excellent public transport links and easy access to major roadways, commuting is a breeze.

This is an extraordinary opportunity that promises significant rewards for those ready to act. Don't miss out on securing your piece of Bedford's future today!

Private Inspections Only, Please call me to arrange a viewing.

MORE DETAILS

Property ID	3V6FFGJ
Property Type	House
Land Area	708 m2

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