



Carlisle, 48 Mars Street

Huge Home With So Much Potential!

Proudly Presented by Fulton Borthwick

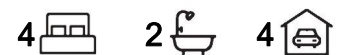
Secure your future prosperity with this amazing opportunity to acquire this substantial 1997 solid double brick and tile home sitting on a rare corner site of 1052sqm zoned R30 .

48 Mars provides a lucky buyer with endless options, including:

- * Continue to rent out as an investment. Current fixed lease at \$720pw expires 27 March 2025 with potential to increase rent to \$840pw to 860pw
- * Move in once lease expires and make it your home.
- * Subdivide rear and create two 260sqm street front lots facing Archer St.(STCA)
- * Sell off the subdivided lots or develop into villas or townhouses-(STCA)
- * Create your own oasis backyard into everything you've always envisioned complete with swimming pool, workshop/man shed. With a spare 520sqm just imagine the possibilities!



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Expressions Of Interest

View
ljhooker.com.au/5F8TFFB

Contact
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**LJ Hooker Victoria Park | Belmont
(WA)
(08) 9473 7777**

* Landbank for the future. This is rare earth indeed.

Extensive list of features include:

- * Spacious double door entry
- * Formal lounge / dining
- * Master bedroom with ensuite
- * 2nd bedroom with built in robes
- * 3rd bedroom with built in robes
- * 4th bedroom / study
- * Huge family bathroom
- * Central open plan family room, dining area and kitchen opening to alfresco
- * Kitchen features Tasmanian Oak cabinets, Westinghouse upright stove /oven, appliance cupboard, microwave recess and large breakfast bar
- * Family room with gas bayonet, skylight, and reverse cycle air conditioning unit
- * 2nd toilet off laundry
- * High ceilings.
- * Fly screens and roller shutters to some bedrooms.
- * Spacious alfresco and entertaining area
- * Retic off mains
- * Drive through access to rear from spacious double garage with roller door
- * Garden shed
- * Easy care front yard with security gate
- * Gas hot water system
- * Highly desirable pocket of Carlisle.

Located just around the corner from the best on Archer Street including cafe's and amenities and just minutes away from Fletcher Park, Mineral Resources Park, local schools, public transport and just a short drive to Perth Airport, Crown Complex, Perth Stadium, Swan River, Vic Park cafe strip and Perth CBD.

Outgoings:

- * Water Rates: \$1,115.39pa (01/07/23 - 30/06/24)
- * Council Rates: \$2,518.93pa (24/25FY)

Sure to attract high interest, seize the day and ACT NOW!

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More About this Property

Property ID	5F8TFFB
Property Type	House
House Size	183 m ²
Land Area	1052 m ²
Including	Air Conditioning Secure Parking

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