



East Victoria Park, 90 Canterbury Terrace

THE TIME IS NOW!

Welcome to 90 Canterbury Terrace, where charm and opportunity collide! This 645m² gem, zoned R30 and perfectly rectangular with a handy rear laneway, is your ticket to endless possibilities just minutes from the city. Blocks like this? Rare as hen's teeth!

Step inside the enchanting 1930 red brick home and be transported back in time. With lofty ceilings, and a front verandah that's practically begging for a rocking chair, this "as is" beauty is bursting with character and waiting for your creative spark.

Dreaming big? The block's generous dimensions make it perfect for a range of development options. Whether you're planning to retain and build (the existing 3-bedroom home is ready to play its part), dreaming up a major makeover, or taking advantage of the rear studio currently doubling as a fourth bedroom, the canvas is yours to paint. Rent it out while you plan or dive straight into your vision - the choice is yours!



For Sale
FROM \$1.275M ++

View
ljhooker.com.au/5FMMFFB

Contact
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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.

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

Nestled in one of East Victoria Park's most coveted streets, this property offers the best of both worlds: a leafy, serene setting with all the perks of vibrant urban living. From world-class eateries on Perth's buzzing strip to lush parks, Curtin University, shopping hubs, and seamless public transport links, it's all right at your fingertips.

Bring your imagination and make this extraordinary slice of real estate your own. The potential is endless, and the time is now!

Let's talk about the Potential...

- * Land banking, rent out to earn income
- * Renovate for own stay
- * Demolish and build your dream family home
- * Subdivide and sell the blocks (STCA)
- * Retain and build
- * Demolish and build up to 2 new homes (STCA)
- * The possibilities are endless, the choice is yours!

Outgoings:

- * Council Rates: app. \$1,612.77 (FY24-25)
- * Water Rates: app. \$950.04 (FY23-24)

This prime piece of real estate with enormous potential won't last long. Act fast to secure it.

For more information or to view this property, please contact listing agent Edward Lim on 0408 929 655. Don't miss out on this rare opportunity!

** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.**

More About this Property

Property ID	5FMMFFB
Property Type	House
Land Area	645 m2
Including	Toilets (1)

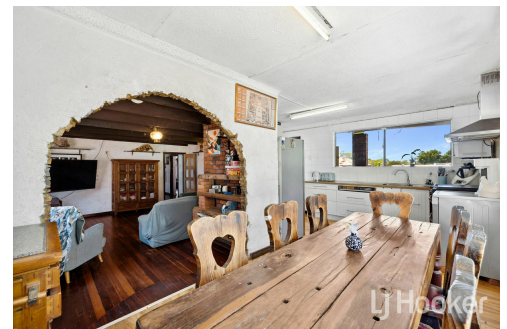
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