



## Nedlands, 2 Bruce Street

A Rare Character Home in an Envable Location - Convenience, Space & Lifestyle!

Discover the perfect fusion of character and modern comfort in this beautifully renovated 2-bedroom, 2-bathroom duplex, set in the highly sought-after suburb of Nedlands. This duplex home is a rare find-offering convenience, functionality, and an unbeatable location just moments from UWA, top-rated schools, and public transport.

\* To make a non binding offer, copy and paste the propps link into your browser and follow the prompts:

<https://prop.ps//4iKGbqiC64Md>

A Brilliant Investment Opportunity!

For investors, this property offers strong rental appeal, with an estimated return of up to \$850 per week (up to \$44,200 per annum), making it an excellent addition to any portfolio.



**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**  
Under Offer By Saleh Manhy

**View**  
[ljhooker.com.au/5FUHFFB](https://lhooker.com.au/5FUHFFB)

**Contact**  
**Saleh Manhy**  
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[saleh@ljhvicpark.com.au](mailto:saleh@ljhvicpark.com.au)

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

Potential Opportunity To Maximise The Use of Land Through:

- \* Building a single storey extension (Subject to required approvals); or
- \* Demolish the existing house, survey strata the block and unleash the multi-dwelling development potential (Subject to required approvals)

Whether you're a professional, young family, downsizer, developer or investor, this home offers an unparalleled opportunity in a premium location.

From the moment you step inside, you'll be captivated by the charming character of this home. The thoughtfully updated interiors feature new durable easy-to-clean flooring, renovated bathrooms, and an inviting layout designed for convenient living.

A bonus separate room provides exceptional versatility-whether you need a home office, creative studio, kids' playroom, or extra living space.

The open-plan living and dining area is enhanced by a high ceiling and a split-system air conditioner, ensuring year-round comfort, whether you're staying cozy in winter or cool during Perth's warm summers. This space flows seamlessly into the well-appointed kitchen, making everyday living and entertaining a breeze.

Step outside to a generous outdoor area, perfect for hosting family gatherings, weekend BBQs, or elegant soirees under the stars. With ample room for children and pets to play, this private sanctuary enhances the home's lifestyle appeal.

Location is everything, and this home delivers (Distances are approximate):

- \* 550m to UWA - a short stroll to campus, perfect for students or academics
- \* 900m to Nedlands Primary School - one of Perth's most sought-after schools
- \* Steps from public transport - easy access to the city, Kings Park, Claremont, and beyond
- \* Close to hospitals, cafes, boutique shopping, and stunning Swan River foreshore

Key Highlights:

- \* An enviable location in prestigious Nedlands.
- \* A Character home with expansive indoor and outdoor living
- \* Two good-sized bedrooms & 2 Renovated Bathrooms
- \* Open plan living and dining area with Seamless indoor-outdoor flow.
- \* High ceiling in the living area with Split System Air conditioning.
- \* Extra Large Outdoor entertaining area.
- \* Timber decking at the front and the back entrances.
- \* Few steps to public transport, minutes to Matilda Bay Reserve, UWA & renowned schools.

Don't miss out! Join us at the next Home Open and experience the charm and convenience of this stunning Nedlands residence firsthand.

Contact Saleh today for more details!



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Outgoings:

\* Council Rates: Approx. \$2,040 P.A.

\* Water Rates: Approx. \$1,083 P.A.

**\*\*Property is sold on an "As Is" basis \*\***

Disclaimer: The above information is only intended for general purposes. No assurances or warranties are provided, despite every attempt to assure its accuracy. Before making any decisions, interested parties should carry out independent due diligence to confirm all information.

## More About this Property

|               |  |
|---------------|--|
| Property ID   | 5FUHFFB  |
| Property Type | House  |
| Including     | Air Conditioning<br>Outdoor Entertaining<br>Close to Schools<br>Close to Shops<br>Close to Transport |

**Saleh Manhy 0432 609 798**

Sales Consultant | [saleh@ljhvicpark.com.au](mailto:saleh@ljhvicpark.com.au)

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