

## Perth, 234 Lord Street

RARE TRI-Level Home with Mixed Use R100 Zoning!

Proudly Presented by Fulton Borthwick

Run, Don't Walk! 234 Lord Street is an absolute sensational opportunity and is sure to tick a lot of boxes for a very lucky buyer. Constructed in 2005 boasting a VERSATILE floor plan, highly coveted MIXED-USE zoning and ADDITIONAL parking - (rare as hens' teeth for the area) just imagine the endless possibilities on offer here:

\* Run your home office from the ground floor and check with local Council as what other multiple types of businesses can be operated from these premises.

Or



**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**

Please Call

**View**

[ljhooker.com.au/5BH3FFB](http://ljhooker.com.au/5BH3FFB)

**Contact**

**Fulton Borthwick**

0481 194 439

[fultonborthwick@ljhvicpark.com.au](mailto:fultonborthwick@ljhvicpark.com.au)

**LJ Hooker Victoria Park | Belmont  
(WA)**

**(08) 9473 7777**

\* Utilize the ground floor as a third bedroom with its own sitting area and bathroom. Just PERFECT for intergenerational living with options to use a guest bedroom, teenagers retreat, or as a B&B STCA.

\* Existing double garage has been partitioned to create office storage space. This can easily be converted back to facilitate parking or be used as additional living or fitted out as a kitchen.

234 Lord Offers an abundance of space, floor plan versatility and a whopping 236sqm of floorspace which excludes 3 balcony spaces totaling 42sqm, and sits directly opposite HBF park, enjoying a cosmopolitan location in easy reach of all the area's amenities and attractions. Key nearby entertainment precincts include:

- \* Beaufort Street
- \* Royal Street
- \* Crown Hotels and Casino
- \* Optus Stadium, Camfield and Matagarup Bridge

An inner-city haven perfect for anyone seeking an ultra-convenient location & lifestyle. Enjoy local destinations such as Sayers Sister, The Northbridge Hotel, Boo2, Robertson Park Tennis, Hyde Park, Gladstone Street Reserve, all the entertainment / shopping options of Northbridge and Perth's CBD as well as quick access to public transport (bus and rail) Claisebrook train station and Graham Farmer freeway and of course close proximity to our beautiful Swan River, add to the benefits of this sought after locale for sustainable living

Excellent features and benefits include:

#### Ground Floor

- \* Fully tiled for ease of care living
- \* Spacious master with split air con
- \* Sitting / retreat
- \* Ensuite
- \* Additional storage (or change back to provide for parking - as required or use to meet your individual needs)

#### First Floor

- \* Huge open plan kitchen / meals / family
- \* Kitchen with Black Galaxy Granite benchtops, double stainless-steel sink, Technika Gas cooktop and electric oven and pantry
- \* Fully tiled
- \* Split aircon in family
- \* Powder room

#### Second Floor

- \* Carpeted (except for wet areas)



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

**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.

- \* Master with walk in robes, fully appointed ensuite, split aircon and access to balcony. The master will easily accommodate a King Size bed, the ensuite has floor to ceiling tiles.
- \* Second bedroom with walk in robes, split aircon with access to balcony and large enough to accommodate a king size bed too!
- \* Family bathroom with bath.
- \* Laundry

#### Additional

- \* PRIME corner location
- \* Paved courtyard
- Additional parking for two cars in driveway off Lord Street should you need that additional parking. How handy!
- Ground Floor 92sqm Plus 78sqm courtyard
- First Floor 71sqm with 28sqm balcony
- Second floor 73sqm with 13sqm balcony and 2sqm Juliette balcony
- Total Land area 170sqm
- Total strata area: 356sqm
- NO STRATA FEES!

#### Outgoings:

- \* Council Rates: \$2,504.76 (23/24FY)
- \* Water rates: \$1,655.07 (01/07/22 to 30/06/23)
- \* Strata Fees-No such thing!

Rarely does such a UNIQUE, low-maintenance, and multifaceted home become available. Sure to attract a high level of interest, it is strongly recommended you ACT NOW!

Contact Fulton on 0481 19 44 39 for further information or inspection arrangements.

#### Disclaimer:

This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.



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

**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.

## More About this Property

<b>Property ID</b>	5BH3FFB
<b>Property Type</b>	House
<b>House Size</b>	236 m <sup>2</sup>
<b>Land Area</b>	170 m <sup>2</sup>
<b>Including</b>	Air Conditioning Courtyard Balcony

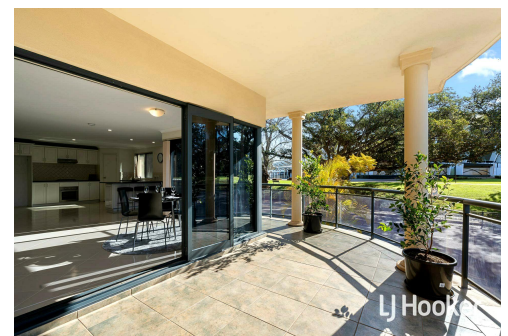
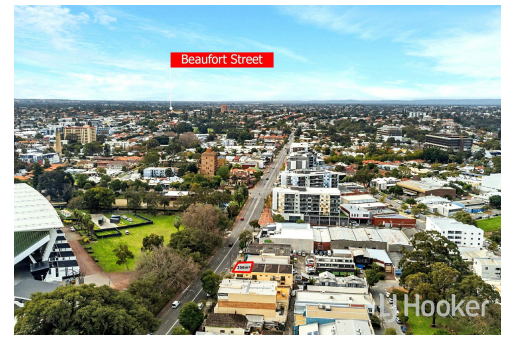
### Fulton Borthwick 0481 194 439

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

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

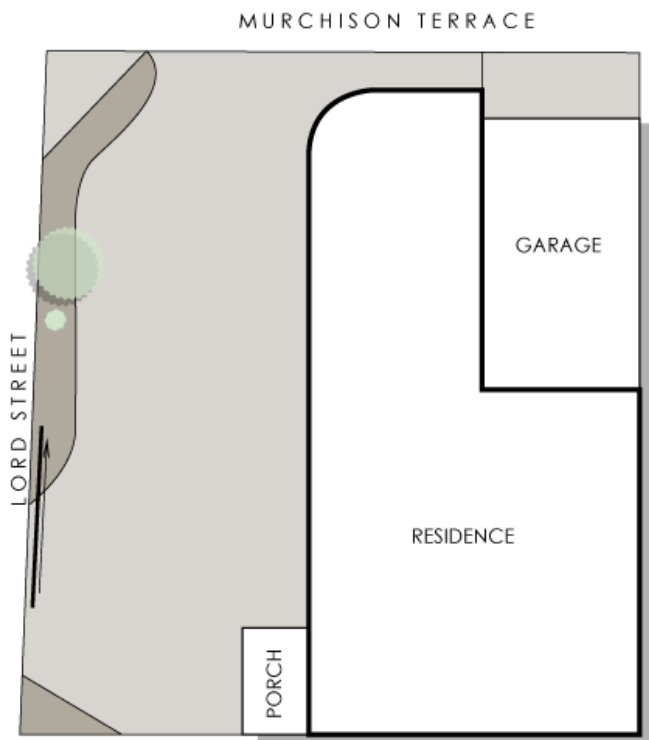
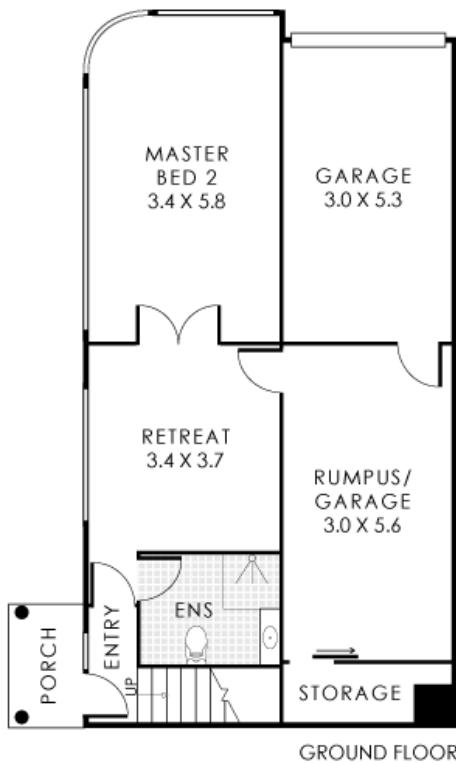
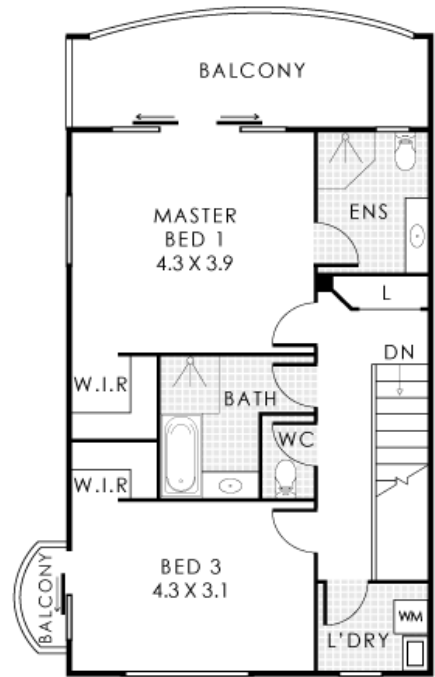
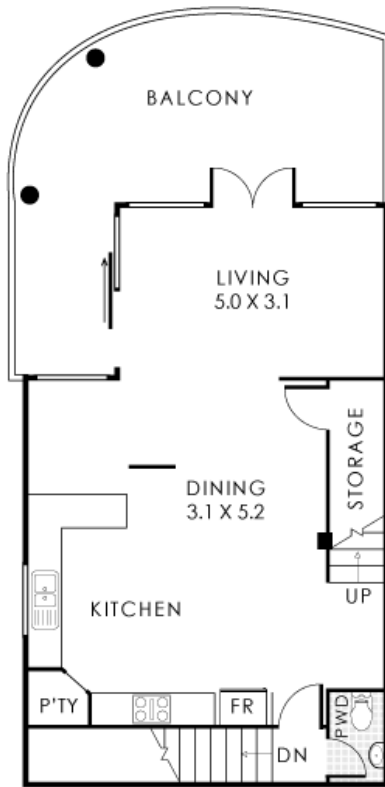
288 Albany Highway, VICTORIA PARK WA 6100

[victoriapark-belmontwa.ljhooker.com.au](http://victoriapark-belmontwa.ljhooker.com.au) | [reception@ljhvicpark.com.au](mailto:reception@ljhvicpark.com.au)



**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**



**234 Lord Street, Perth**

Ground Floor 76m<sup>2</sup> | First Floor 71m<sup>2</sup> | Second Floor 73m<sup>2</sup> | Garage 16m<sup>2</sup> | Balcony 42m<sup>2</sup> | **Total Area 278m<sup>2</sup>** | **Total Strata Lot 356m<sup>2</sup>**



The floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements and area should be verified.

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

**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**

**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.