

## St James, 385 Berwick Street

### GOLDEN OPPORTUNITY!

Proudly Presented by Edward Lim...

385 Berwick Street is more than just a house, it's a golden opportunity! Whether you're searching for the perfect first home, a solid land bank investment, or an exciting renovation/extension project with potential subdivision (subject to council and wapc approval), this one ticks all the boxes.

This 1950s character charmer has been thoughtfully extended to blend timeless charm with modern comfort. High ceilings, stunning jarrah floors, and a near-new IKEA kitchen set the stage for easy, stylish living. The contemporary bathroom renovation adds a fresh touch, while vibrant colors bring warmth and personality to every corner.

Space is no issue here! The oversized living areas provide plenty of room for a growing family, and the huge open-plan extension seamlessly flows into the backyard - a private

3 1 2

**For Sale**

**\*\*MULTIPLE OFFERS RECEIVED!**

**View**

[ljhooker.com.au/5FR2FFB](http://ljhooker.com.au/5FR2FFB)

**Contact**

**Edward Lim**

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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.

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oasis complete with lush gardens, an orchard, and secure fencing for year-round outdoor entertaining. The large master bedroom and two additional king-sized bedrooms offer the flexibility and comfort you've been looking for. Plus, there's under-house storage for all those extra bits and pieces!

Sitting on a sprawling 688 sqm corner block, this home enjoys privacy and security while still offering prime street exposure. And let's be real - corner blocks are hot property! They don't come up often, and savvy buyers know they hold serious growth potential and future development opportunities.

And this is far from the conclusion..

- \* Year Built: 1959 | Greet Title Block Size: 688m2 with Build Up Area: app. 143m2
- \* Exceptional Location with Amazing Lifestyle!
- \* Zoned R20 | Corner Block
- \* Potential subdivision (subject to council and wapc approval)
- \* 3 bedrooms, 1 bathroom corner character home
- \* Spacious & well-proportioned living spaces for comfortable living
- \* NBN ready (FTTP), perfect for both leisure and business use
- \* To be sold 'as is', we have the structural, timber and pest report for your peace of mind
- \* Estimated rental \$650 - \$680/week, this property isn't just a home, it's a savvy investment!

Improvements Done:

- \* New ceiling in activity room and a bedroom plus ceiling restoration throughout
- \* Brand new fence
- \* New drainage system in both bathrooms

Outgoings:

- \* Council Rates: app. \$1,568.92 (FY24-25)
- \* Water Rates: app. \$916.13 (FY23-24)

Currently tenanted at \$550 per week until 15/8/2025, this is an investment that starts working for you immediately!

Opportunities like this don't stick around for long. Call or text listing agent, Edward Lim on 0408 929 655 today to lock in your private viewing and take the first step toward your next big move! Your St James dream starts right here.

**\*\* 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.\*\***



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## More About this Property

Property ID	5FR2FFB
Property Type	House
Land Area	688 m2
Including	Toilets (1)

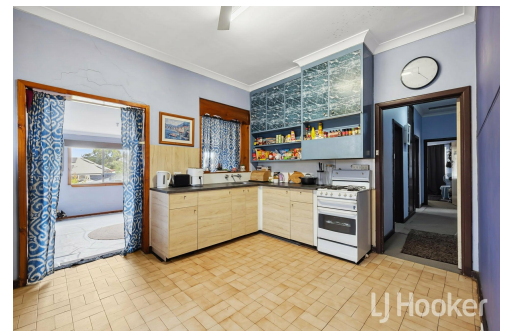
**Edward Lim 0408 929 655**

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