



Sold

419 Berwick Street, St James

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## Build the future

Proudly Presented by Shagun Ahuja of LJ Hooker Victoria Park | Belmont (WA)

Opportunity knocks LOUD at this prime 680sqm slice of St James real estate! Zoned R20 and begging for a fresh start, this block is your blank canvas to craft the dream home and a granny flat (STCA) - perfect for multigenerational living, rental income, or just a little extra space to breathe.

Location, Location, Lifestyle

Just 8km from Perth CBD, you're minutes from the buzzing East Vic Park cafe strip, Westfield Carousel's retail haven, Curtin University's vibrant campus, and only 800m from Ursula Frayne Catholic College. Whether it's brunch, books, or boutique shopping - everything's within reach.

This one's all about the land. The existing dwelling is ready to make way for something spectacular. Bring your architect, your builder, and your boldest vision - this is where it begins.

Why You'll Love It

- Generous 680sqm block

**FOR SALE**  
From \$699,000

### AGENTS

Shagun Ahuja  
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shagun@ljhvicpark.com.au

### AGENCY

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

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**

- R20 zoning = potential for house + granny flat (STCA)
- Central, connected, and full of lifestyle perks
- A rare chance to build exactly what you want

Whether you're a savvy investor, a growing family, or a visionary ready to make your mark - 419 Berwick Street is your launchpad.

Property is being sold "AS IT IS "

Don't wait for someone else to seize it. The future's yours to build - right here.

TO MAKE AN OFFER OR DOWNLOAD THE COPY OF THE CONTRACT

<https://prop.ps//n88CGj9Cy76Y>

- \*\* NOTE - Inspections by private appointment only \*\*\*

Disclaimer: Whilst every care has been taken in the preparation of this advertisement, accuracy cannot be guaranteed. Prospective purchasers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Vendor or the agent and are expressly excluded from any contract

### **MORE DETAILS**

Property ID	5GBMFFB
Property Type	House
Land Area	680 m2

**Shagun Ahuja 0439 399 955**

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