

Victoria Park, 36 Manchester Street

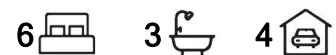
Triple Threat!

(The seller reserves the right to accept any offers prior to the closing date)

This unique investment opportunity is one where versatility and potential converge in perfect harmony - across 3 separate residences, all on one title across 1,012sqm.

The site has multiple options attached to it, inclusive of you finding tenants for the three existing residences to generate triple the amount of rental income, renovating the front house and calling it your own while the other two investment properties fund the project or starting afresh and building brand-new - whether it be three modern villas or townhouses, or a single dream family home on a huge parcel of land, complete with that study, theatre room, alfresco, swimming pool, multi-car garage and workshop you have always wanted.

The current middle and rear villas are in solid enough condition to either be lived in or rented out, depending on what your next move may be. As for everything else - well there



For Sale
Under Offer

View
ljhooker.com.au/3QRXFGJ

Contact
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LJ Hooker City Residential
(08) 9325 0700

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.

is absolutely no limit to what can be achieved here, with so many possibilities to play with.

No matter where your destiny lies, a convenient location beckons - metres away from multiple bus stops and only walking distance from Kent Street Senior High School, lush local parklands and shopping, cafes, restaurants, bars and more along the buzzing Albany Highway strip.

Also nearby are the likes of Curtin University, wonderful community sporting facilities, Collier Park Golf Course, the Victoria Park Train Station, our picturesque Swan River, South Perth, the Crown Towers and casino entertainment complexes at Burswood, our world-class Optus Stadium on the waterfront, East Perth, the Perth CBD and so much more.

Features include:

- A "blank canvas" of a largely-original 2x1 front home with a large front lounge room (or potential 3rd bedroom) with a fireplace, a central open-plan family/dining area with another fireplace, a Westinghouse gas-upright cooker in the kitchen, a practical bathroom with a bathtub and showerhead, a separate toilet off the laundry, high ceilings, wooden floorboards, character picture rails, skirting boards and light switches, a gas hot-water system, a small rear yard, an entry deck, a single carport and a lock-up storeroom

- A solid middle brick-and-tile 3x1 villa with its own side access and single carport, a lock-up storeroom, security doors and screens, an outdoor-entertaining pergola and more

- A rear brick-and-tile 3x1 villa behind the security of double gates - complete with a spacious living room, a dining area (with a ceiling fan) next to the functional kitchen, Westinghouse Silhouette gas-cooktop and fan-forced-oven appliances, a range hood, double sinks, a step-in pantry, a dishwasher recess, front and rear outdoor patio-entertaining spaces, a study, built-in wardrobes to all of its bedrooms, a semi-ensuite bathroom off the larger master suite (with a toilet, shower and separate bathtub), a separate laundry with a second toilet and shower provisions, a walk-in linen press, ducted-evaporative air-conditioning, gas-bayonet heating, NBN internet connectivity, security doors and screens, a single carport and its own lock-up storeroom

- Rent each of the properties out right now to secure the extra income, or demolish and build afresh —creating either one new property, or three

- R30 zoning for potential demolish & subdivision

- Huge 1,012sqm block

- Villa 2 rented at \$335.00 per week until 25th August

Points of Interest (all distance approximate):

- 800m (approx.) to Kent Street Senior High School
- 950m (approx.) to Victoria Park Central Shopping Centre
- 1.3km (approx.) to Victoria Park Train Station
- 3.0km (approx.) to Crown Towers
- 3.0km (approx.) to Curtin University
- 3.3km (approx.) to Optus Stadium



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- 3.4km (approx.) to Collier Park Golf Course

- 5.5km (approx.) to Perth CBD

Rates & Dimensions:

Council Rates: \$5,740.37

Water Rates: Unit 1 \$983.99 pa, Unit 2 \$1,085.81 pa, Unit 3 \$1,153.56 pa

Total Area: 1012sqm

More About this Property

Property ID 3QRXFGJ

Property Type House

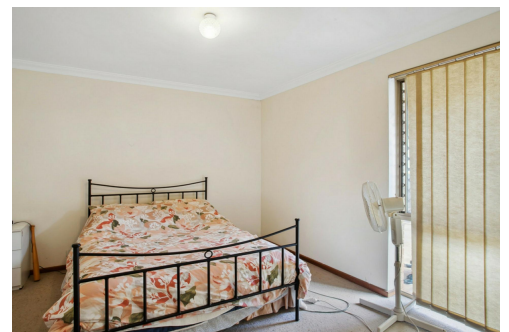
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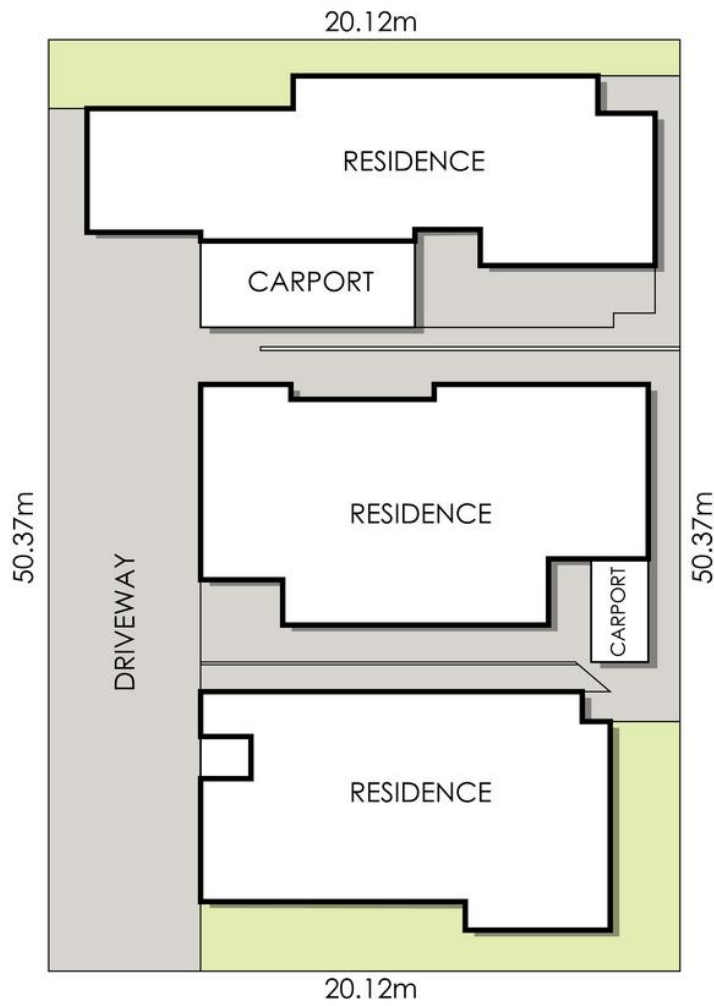
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36 Manchester Street, East Victoria Park

Total Area 1012m²

This floorplan is for illustrative 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 any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for walls, fixtures or foot areas under eaves. C/LJ Hooker will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. It is to be used for any other purposes.
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