

## Victoria Park, 40 Manchester Street

### Subdivide & Thrive!



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

Perched on a huge 1,012sqm block with exciting R30 zoning and triplex-subdivision possibilities attached to it, this character-laden 2 bedroom 1 bathroom home is in solid enough condition to be either lived in or rented out, until you decide on what your next big move will be.

Find a tenant and reap those rental rewards straight away, or put plans in place to demolish the existing dwelling and build brand-new - whether it be three homes for investment or development purposes, or the massive family haven of your dreams. If the latter is what you desire, then there is definitely more than enough space on the lot for that free-flowing floor plan you have always wanted, featuring a study, theatre room, a playroom for the kids and an outdoor kitchen under the alfresco. A future swimming pool or workshop definitely wouldn't look out of place, either.

**For Sale**  
Under Offer

**View**  
[ljhooker.com.au/3QRVFGJ](http://ljhooker.com.au/3QRVFGJ)

**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.

For now though, the current residence welcomes you inside via its carpeted front lounge room off the entry verandah, with double sliding doors reveal an adjacent carpeted dining room - complete with a ceiling fan and corner fireplace. The carpeted study off the lounge room has its own separate verandah access, with a separate office - or playroom - off the dining area open to your own interpretation.

Like the latter, the second bedroom is also carpeted for comfort, with the spacious kitchen graced by low-maintenance timber-look flooring, room for casual meals, split-system air-conditioning, built-in storage and a Chef gas-upright cooker. Brilliant in its simplicity is a practical bathroom with a toilet, shower, vanity and heat lamps.

At the rear and off the kitchen sits a delightful covered patio-entertaining area and open-air laundry, featuring a stainless-steel double wash trough. Accessible from next to the double carport, the expansive backyard is very much a "blank canvas" in its current state and comprises of a workshop, as well as decent garden-shed storage options. There is extra parking out front for multiple cars, as an added bonus.

A rare opportunity knocks in a super-convenient location, merely metres away from numerous bus stops and only walking distance to Kent Street Senior High School, lush local parklands and shopping, cafes, restaurants, bars and more along the buzzing Albany Highway strip.

Also within arm's reach are the likes of Curtin University, excellent 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 everything in between. Look no further —your next big development project has just been discovered!

Features include:

- Exciting triplex-development potential
- Solid existing 2x1 home with separate living
- Dining areas and a separate kitchen
- Entry verandah
- High ceilings
- Feature ceiling cornices
- Feature skirting boards
- Instantaneous gas hot-water system
- Double carport
- Huge "blank canvas" of a backyard
- Ample front parking space
- Side access
- Rent the existing home out right now to secure some extra income, or demolish and build afresh - creating either one new property, or three
- R30 zoning
- Massive 1,012sqm (approx.) block

Points of Interest (all distance approximate):



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- 750m (approx.) to Kent Street Senior High School
- 1.0km (approx.) to Victoria Park Central Shopping Centre
- 1.3km (approx.) to Victoria Park Train Station
- 2.9km (approx.) to Curtin University
- 3.0km (approx.) to Crown Towers
- 3.3km (approx.) to Collier Park Golf Course
- 3.3km (approx.) to Optus Stadium
- 5.5km (approx.) to Perth CBD

**Rates & Dimensions:**

Council Rates: \$1,886.13 pa

Water Rates: \$1,063.19 pa

Total Area: 1,012sqm

## More About this Property

<b>Property ID</b>	3QRVFGJ
<b>Property Type</b>	House

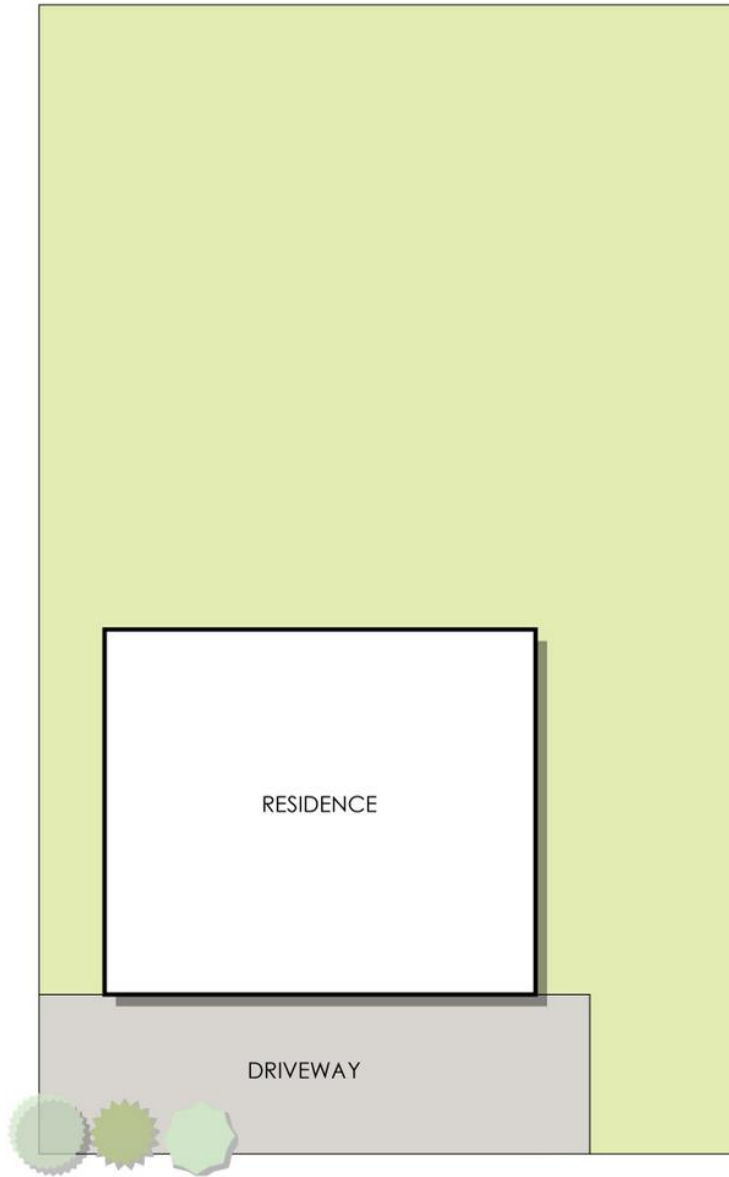
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**40 Manchester Street, Victoria Park**

This location is for illustration purposes only to show the layout of the property. While every effort has been made to ensure the accuracy of the floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof areas under eaves. City Creates will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the final floor plan. Not to be used for any other purpose.  
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