

8 Hartfield St, Queens Park, WA 6107

EXPRESSIONS OF INTEREST

House 2 1 1



DEVELOPMENT POTENTIAL WITH OPTIONS NOW

There's more than one way to look at this one. Sitting on a 683sqm R30-zoned block in Queens Park, this neat 1960s 2-bedroom, 1-bathroom fibro home comes with genuine duplex development potential, subject to the relevant approvals. And while those plans are being drawn, costed and considered, there's a perfectly serviceable home already sitting here that could earn its keep in the meantime.

Open for Inspection

By Appointment.

The house itself is mostly original, but it presents neatly for its age. The living room is comfortable and straightforward, with a wood fire heater adding a bit of old-school warmth and a split-system air conditioner taking care of Perth's less forgiving months. The kitchen is similarly uncomplicated and functional, with everything needed for day-to-day living.

Both bedrooms are a good size, with another split-system air conditioner adding to the home's practical comforts. There's also a central bathroom, separate WC and laundry, all tidy and functional. Keep it as a rental while development plans take shape, renovate if that suits, or look further ahead to what the block itself could become.

FEATURES:

- * Property will be sold AS IS
- * 683sqm R30-zoned block with potential for two dwellings, subject to approval
- * Living room with wood fire heater for cosy winter nights
- * Two well-sized bedrooms
- * Neat central bathroom
- * Separate WC accessed from the laundry
- * Functional laundry with direct access to the outside of the home
- * Two split-system air conditioners for year-round heating and cooling
- * Gas instantaneous hot water system for practical everyday convenience
- * Existing home offers rental potential while future plans are finalised
- * Generous backyard with plenty of usable space around the existing home
- * Freestanding rear workshop adds useful storage

The location does plenty of the heavy lifting too. Welshpool Road, Leach Highway, Albany Highway, Shopperton Road and Bee Highway are all within easy reach.

Listed By

The Office

Phone: (08) 9493 2221



Listing Number: 3552586