



**52 Bourke St, Leederville**



## Unbelievable Potential & Possible City Views!

This home in sought after Leederville, presents so many options to make it an absolute brilliant buy.

Presenting some lovely character features including gleaming timber flooring, ornate skirting boards, high ceilings, archway, sash cord windows and offering three good size bedrooms, modernised bathroom, wide central hallway, lounge living, spacious kitchen/meals and sunroom/sleepout.

All this on a 675sqm duplex size block, 12 metres wide and two street frontage with Austen Lane at the rear.

The location is just superb, with close access to Beatty Park Aquatic centre, Loftus Recreation centre, transport services and of course the Leederville Town Centre and entertainment hub with all its shopping, cafes, restaurants, cinema and more.

Approximately 10 minutes from the CBD with easy access to the freeway North and South.

Now for your options!

- Renovate the home and have heaps of room for the kids to play
- Demolish and build two new homes with their own street frontage and potential for city views
- Subdivide the land and sell the block fronting Austen Lane, build your new home on it and then sell the front home and still more options

This is the property you dream about!

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	24633
<b>Land Area</b>	675 m2

### Agent Details

Ray Jennings - 0418 925 909

### Office Details

Xceed Real Estate - Sales  
Level 8, 3 Hasler Road Herdsman,  
WA, 6017 Australia  
08 9207 2088

**XCEED**   
REAL ESTATE

Council Rates \$1440.00 pa approx.

Water Rates \$1294.00 pa approx.

Land area 675sqm

Zoning R40

Call Ray on 0418 925 909

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*