



## 130 & 132 Edward Street, Perth WA

### KEY INFORMATION

#### Address

130 & 132 Edward Street, Perth WA

#### Price

Offers Invited Closing 20th March

#### Type

Commercial / Offices

#### Land Area

407 sqm

#### Build Area

198 sqm

#### Car Spaces

N/A

#### Listing Type

Sold

This awesome inner-city opportunity presents so many different options for the astute investor or owner-occupier with a view to generating immediate rental income with the option of future redevelopment potential.

The subject property provides:

- ? Two semi-detached dwellings / offices of 98sqm each
- ? Total building area approx. 196sqm
- ? One building is leased, generating rental income
- ? One building vacant - can be leased or owner-occupied
- ? Two separate strata-titles properties
- ? Can be converted to Residential housing
- ? Ample parking to both front and rear
- ? Rear lane access for vehicles and pedestrians
- ? Amazing location; 100m to HBF Park; 1km to new Edith Cowan University
- ? Only 1km to Perth Train Station and CBD
- ? Mixed-Use: residential and commercial
- ? Future redevelopment potential

### AGENT INFORMATION



#### Cooper Egan

Dip. Property Services (Agency Manager) Building Area: 198sqm Approx

D. 08 9386 9981

M. 0404 680 399

Land Area: 407 sqm Approx

Offers Closing: 4.00pm Thurs 20 March 2025



#### Jonathan Kilborn

PRINCIPAL AND LICENSEE

08 9386 9981

0404 796 137

Contact Jonathan Kilborn or Cooper Egan to arrange an inspection..