



## 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

Sale

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)

D. 08 9386 9981

M. 0404 680 399

Building Area: 198sqm Approx

Land Area: 407 sqm Approx

Offers Closing: 4.00pm Thurs 20 March 2025



#### Jonathan Kilborn

PRINCIPAL/LICENSEE

08 9386 9981

0404 796 137

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



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Nedlands WA 6009

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