



## Character Charm with Architectural Flair and Amazing Space

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Offers high-\$800,000's

### Comprehensive Information Pack - 97 West Parade, Perth

A striking and rare semi-detached extension / renovation guaranteed to impress fussy buyers.



## Welcome to 97 West Parade, Perth



### Character Charm with Architectural Flair and Amazing Space

**Claude Iaconi of Edison Property presents a striking and rare semi-detached extension / renovation guaranteed to impress fussy buyers.**

Enhanced by the privacy and peacefulness of a cul-de-sac setting a short stroll from the buzz of Beaufort St, this lovely 110 y.o. Federation home is a wonderful lifestyle choice in a hidden inner urban pocket. Totally captivating from its picture-perfect facade to its audacious extension at rear, this immaculate home merges its classic and contemporary beauty with seamless effect.

Impressively re-invented throughout with impressive architect designed dimensions, the original dwelling is carefully preserved and presents an impressive contrast to the vast contemporary extension which sets a benchmark for urban style and convenience.

Two bedrooms in the original home are serviced by a bathroom/WC and separated by a classic lounge room with fireplace. Polished jarrah floors, traditional fireplaces and period details accompany the gracious elegance and

contrast perfectly to edgy polished concrete floors, slick modern kitchen and soaring ceilings in the modern extension.

The focal point is the inspiring open plan living area with its soaring ceilings, a feature stair case which leads to a master bedroom domain complete with ensuite, BIR's and a second mezzanine living room. The indoors connect seamlessly to a peaceful court garden designed for simplicity and tranquillity.

Providing immediate appeal for city dwellers seeking space, class and quiet, your inspection will also reveal:

- Classic street appeal set behind lush gardens
- Air-conditioning, designer lighting, insulated throughout
- Stone tops, stainless steel kitchen appliances, gas cooking, breakfast bar
- Alarm system, ceiling fans, solar panels
- Separate laundry and powder room
- Whole-house water filtration system
- Water friendly landscaping
- NBN ready / Fixed wireless dish on roof / security alarm
- Decked and covered patio, and water feature
- Covered off street parking via ROW
- Structural report available to interested buyers
- Block size 265 sqm approx.
- City of Vincent

Compelling in every way, your new residence is pivotally positioned just steps to the East Perth Railway Station (5 mins to Perth!), moments to the bustling Beaufort Street cafe scene, easy access to bus transport and a casual stroll to the banks of the Swan River.

If you're thinking of renovating a small inner city home, save yourself the hassle and revel in a special residence that has it all - without the drama and expense.

Claude Iaconi of Edison Property is available anytime to take your query and/or arrange an inspection by appointment.

Before you buy any inner city home, make sure you book your look for 97 West Parade, Perth.

**THIS IS THE BEST VALUE RENOVATED HOME CURRENTLY AVAILABLE TO PURCHASE.**

## Links

[CHECK IT OUT ON OUR WEBSITE](http://www.edisonproperty.com.au/property/97-west-parade-perth-wa-6000)

<http://www.edisonproperty.com.au/property/97-west-parade-perth-wa-6000>



## Property Summary



### The Offering

- 
- 97 West Parade, Perth

### Areas

- 
- • Internal living: 143 sqm approx
- • Verandah: 9 sqm approx
- • Alfresco, carport & store: 32 sqm
- • Total Area: 184 sqm approx
- • Block Size: 265 sqm approx

## Property Outgoings

- 
- • Council Rates: \$2051.37pa approx
- • Water Rates: \$1356.89pa approx
- Strata Levies: not applicable

## Zoning & Planning

- 
- • Strata Titled
- • City of Vincent
- R80 zoning

## Around The Area



### Major Shops

- 
- • Mt Lawley Supa IGA - 1.5 km
- • Coles - North Perth - 3.0 km
- • Woolworths Murray Street - 1.8 km
- • Hay Street Mall (Retail) - 1.7 km

### Lifestyle

- 
- • Swan River - 500 m
- • Beaufort Street - 500 m
- • China Town : William Street - 900m

- • Poly Farmer Freeway access - 800m
- • Optus Stadium: 700m
- • East Power Power Station Precinct: 450m
- • Perth Cultural Centre - 2.0km
- • Perth Arena - 3.5 km
- • St Georges Terrace - 2.8 km
- Robertson Park Tennis - 1km

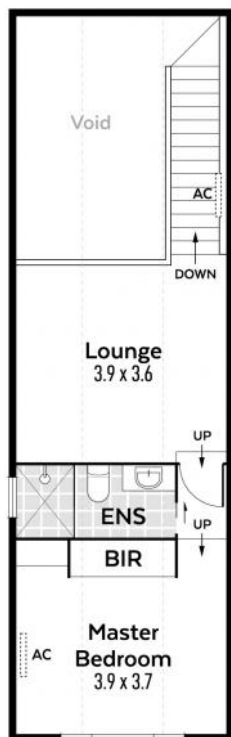
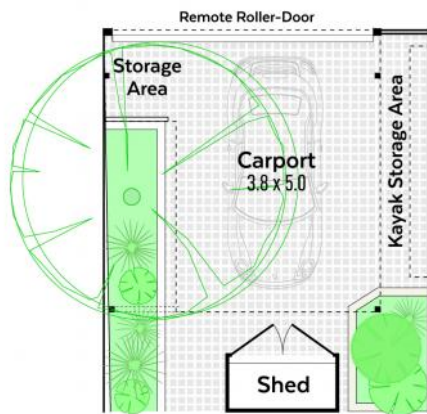
## Public Transport

- 
- • Bus Service : 300 m
- • Perth Underground - 1.5 km
- Perth Airport - 13 km

\*\*Distances above are approximate only and are a general guide only



## Floor Plans



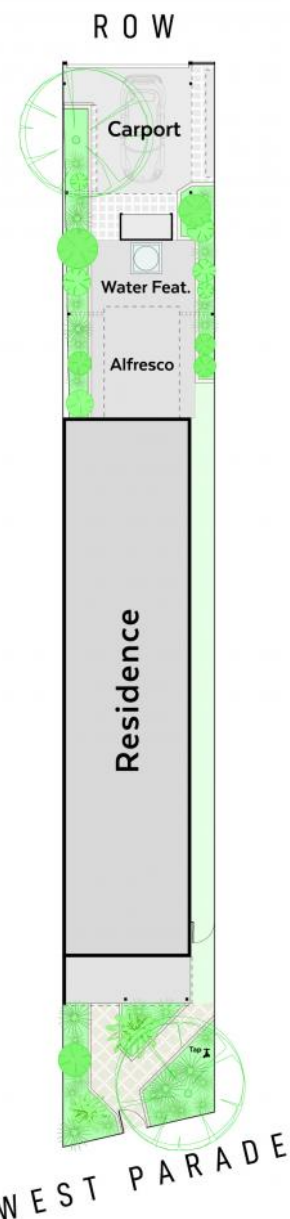
FIRST FLOOR



GROUND FLOOR

Approximate Areas:

Ground Floor	107m <sup>2</sup>
Verandah	9m <sup>2</sup>
Alfresco	12m <sup>2</sup>
Carport & Store	20m <sup>2</sup>
First Floor	36m <sup>2</sup>
<b>TOTAL</b>	<b>184m<sup>2</sup></b>







## Links

[Print a Floor Plan HERE](#)

[https://view.publitas.com/teamiaconi/97\\_west\\_pde\\_perth-floorplan/](https://view.publitas.com/teamiaconi/97_west_pde_perth-floorplan/)

# Certificate of Title, Strata Plan & Sewer Diagram



## Links

### Strata Plan

<https://view.publitas.com/teamiaconi/97-west-pde-strata-plan-6926/>

### Certificate of Title

<https://view.publitas.com/teamiaconi/certificate-of-title-1540-893-97-west-parade-perth-6000/>

### Sewer Diagram

<https://view.publitas.com/teamiaconi/97-west-pde-water-service-map/>



# Building Inspection Report



The Sellers have commissioned a Pre-Purchase Structural Inspection to confirm the property is structurally sound.

## Links

[Building Structural Inspection Report](https://view.publitas.com/teamiaconi/97-west-pde-structural-report/)

<https://view.publitas.com/teamiaconi/97-west-pde-structural-report/>

[Electrical Safety Certificate](https://view.publitas.com/teamiaconi/97-west-pde-electrical-safety-cert/)

<https://view.publitas.com/teamiaconi/97-west-pde-electrical-safety-cert/>

## Buying a Strata Titled Property



### Links

FORM 804 - DISCLOSURE INFORMATION

[https://view.publitas.com/teamiaconi/form\\_804-what-you-need-to-know-blank/](https://view.publitas.com/teamiaconi/form_804-what-you-need-to-know-blank/)

STRATA SCHEDULES 1 & 2 - INFORMATIONAL

<https://view.publitas.com/teamiaconi/schedule-1-and-schedule-2-bylaws-2020/>

JOINT FORM OF GENERAL CONDITIONS

<https://view.publitas.com/teamiaconi/joint-form-of-general-conditions-2018-edison/>

## Rental Appraisal



The vacancy rate for well presented, located and priced units is at normal levels at the moment which is great news for investors!

The expected rental return for this character charmer is in the conservative range of \$500-\$550 per week unfurnished approx. The unique spaces in a highly central position will be particularly attractive to prospective tenants.

**Speak with Claude regarding our local hi-quality property management services!**

### Links

[Are you an investor looking for a Property Manager? Click HERE!](https://www.claudeiaconi.com.au/propertymanagement)  
<https://www.claudeiaconi.com.au/propertymanagement>



## Like the Property? How do you buy it?



### Check List

Call the selling agent, Claude Iaconi to discuss price   Arrange a time with Claude to sign Offer and Acceptance paperwork   If accepted, pay deposit to selling agent within specified time frame   Provide a copy of the contract to your financial institution/broker to finalise your application   Fulfill special condition requirements of contract   Appoint and meet with Settlement Agent (Conveyancer)   Contract goes unconditional and we head towards settlement - SOLD sticker is placed on sign   Start packing!   Final inspection conducted (normally within 1 week of settlement)   Settlement - Collect your keys to your new home, it's MOVING DAY!   Crack open the champagne courtesy of Claude!

## Contact Claude



[Watch Video](#)

<http://youtube.com/watch?v=EwVF3jXHoBA>

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# Agent of the Year

## Perth



Claude Iaconi  
Edison Property



ratemyagent

**agent of the  
year awards**  
2021



## Disclaimer

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