



## Historic and Expansive Family Entertainer

 4  2  5

Offers  
718 sqm

**Comprehensive Information Pack - 104 Carr St, West Perth**

First time for sale in 65 years

## Welcome to 104 Carr Street, West Perth



### **NEW TO MARKET!**

### **Historic and Expansive Family Entertainer**

**ALSO AVAILABLE FOR INSPECTIONS BY APPOINTMENT ANYTIME TO SUIT YOU!**

**PREMIERE RELEASE!**

**SAT 21st & SUN 22nd Sept -- 11am -11:40am both days.**

**CLOSE DATE FOR OFFERS:**

**Wed 9th Oct - 5pm.**

**Absolutely ALL OFFERS to be presented unless sold prior.**

Step into a world where timeless elegance meets unrivaled convenience. Nestled in a coveted locale, just a leisurely stroll from the vibrant Oxford Street dining and entertainment hub, and mere moments from the heart of Perth's CBD, this grand Federation home, built circa 1917, stands proudly on a substantial 718m2 block. For 65 years, this historic beauty has been lovingly maintained by one family, offering you the rare opportunity to own a piece of local history - and with it, a future of lifestyle opulence and value-add promise.

Exuding old-world charm from every corner, this majestic dame features a stately wrap-around veranda, exquisite leadlight windows, towering ceilings, and the rich warmth of polished jarrah floorboards beneath your feet. The generous, open-plan design and expansive rooms create an enchanting canvas upon which to craft the ultimate family haven, with an effortless "walk-to-everything" lifestyle at your doorstep.

Step inside and be greeted by the central hallway, leading you to four spacious bedrooms and two impeccably maintained bathrooms. The sunlit formal lounge beckons with its gracious ambiance, while two versatile living areas provide the perfect space for family relaxation or entertaining. The north-facing patio is an idyllic spot for basking in the sun's glow, creating a simple transition from indoor to outdoor living.

The retro-style kitchen, while charmingly nostalgic, is fully equipped with ample bench space and storage, effortlessly flowing into the adjoining dining and living areas. Whether you're a gourmet chef or an entertainer at heart, this space is designed for those who love to host, with enough room to cater to large gatherings.

Venture outside to your very own urban sanctuary. The expansive alfresco terrace is perfect for summer barbeques, while the sprawling, leafy backyard offers an oasis of tranquility—an inner-city rarity! This lush green retreat provides endless possibilities for outdoor play, relaxation, or even future enhancements.

In addition to its character-rich aesthetics, this property offers secure off-street parking with convenient side access, making it as practical as it is charming. The large green title block and R80 zoning also open the door to exciting development opportunities, allowing you to extend or further enhance this beautiful home to your heart's desire (STCA, of course).

Positioned in an enviable location, everything you could wish for is just moments away. Oxford Street, Northbridge, Loftus Recreation Centre, Beatty Park, and local shopping hubs are all within easy reach. Begin your day with a coffee from neighbourhood favourites West End Deli or Cleaver Collective, and take your pick from the endless array of cafes, restaurants, and entertainment options that surround you in Leederville, North Perth, and Highgate.

#### Key Highlights:

- 100m to the nearest bus stop
- 100m to West End Deli
- 400m to Loftus Recreation Centre
- 250m to Beatty Park Leisure Centre
- 350m to The Pickle District
- 500m to Luna Cinema & Leederville IGA
- 850m to Leederville Station
- 1.3km to Hyde Park Hotel
- 2km to Perth CBD

School Catchments:

- North Perth Primary School
- Bob Hawke College, Subiaco

Walk Score: 88/100 - "Very Walkable"

Block size: green title 718m2 R80 zoning

Council Rates: \$2123.56 per annum

Water Rates: \$1520.50 per annum

Not heritage listed

This is an exceptional offering with endless potential - whether you're seeking a move-in, spacious family residence or a savvy investment opportunity, this property promises a future filled with possibility.

A pre-sale Structural and Termite Report is available for genuine buyers, included in a comprehensive information pack.

**Connect with Claude Iaconi, your trusted West Perth and inner suburbs expert on 0412 427 877 to arrange your private inspection today.**

**We anticipate interest will be strong so we encourage buyers to act promptly and decisively.**

## Links

[CHECK IT OUT ON OUR WEBSITE](https://www.edisonproperty.com.au/property/house-wa-west-perth-1p4114/)

<https://www.edisonproperty.com.au/property/house-wa-west-perth-1p4114/>

## Floor Plans



Claude Iaconi 0412 427 877  
 www.claudeiaconi.com.au



104 Carr Street  
 WEST PERTH

718m<sup>2</sup> | 4 Bed | 2 Bath + WC | 1 Car + Off-Street  
 Internal 169m<sup>2</sup> | Verandah & Alfresco 57m<sup>2</sup> | Carport 23m<sup>2</sup> | Total 249m<sup>2</sup>  
 WC 3m<sup>2</sup>

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)





## Links

[Print a Floor Plan HERE](#)

<https://view.publitas.com/teamiaconi/floorplan-104-carr-street-west-perth-copy/>

## Certificate of Title



### Links

[Certificate of Title](https://view.publitas.com/teamiaconi/certificate-of-title-with-sketch-1050-269-104-carr-street-west-perth-6005-certificate-of-title-1050-269-merged/)

<https://view.publitas.com/teamiaconi/certificate-of-title-with-sketch-1050-269-104-carr-street-west-perth-6005-certificate-of-title-1050-269-merged/>

[Landgate Property Interest Report](https://view.publitas.com/teamiaconi/property-interest-report-for-1050-269-104-carr-street-west-perth-6005/)

<https://view.publitas.com/teamiaconi/property-interest-report-for-1050-269-104-carr-street-west-perth-6005/>

[Sewer Location Map](https://view.publitas.com/teamiaconi/104-carr-sewer-dial-before-you-dig-merged/)

<https://view.publitas.com/teamiaconi/104-carr-sewer-dial-before-you-dig-merged/>



## Structural and Timber Pest Reports



**PRE-PURCHASE STRUCTURAL and TIMBER PEST REPORTS AVAILABLE FOR VIEWING. CLICK LINKS BELOW.**

**The Property is sold in "as-is" condition.**

The Sellers have commissioned a Pre-Sale Structural Report in order to present all possible information about the property thereby assisting buyers in their decision-making process.

\*\* Buyers are encouraged to undertake their own investigations prior to making an offer regarding the structure of the dwelling and operation/condition of, but not limited to all plumbing, all electrics, reticulation, cabinetry, doors and windows, locks, window treatments, dishwasher etc. \*\*

Inspections are available anytime by appointment.

Contact agent if you have any questions about any aspects of the property or the reports.

## Links

[Structural Soundness Report by BCI WA - Sept 2024](https://view.publitas.com/teamiaconi/structurally-sound-report-certification-104-carr-street-west-perth-merged/)

<https://view.publitas.com/teamiaconi/structurally-sound-report-certification-104-carr-street-west-perth-merged/>

[Timber Pest Inspection - BCI WA - Sept 2024](https://view.publitas.com/teamiaconi/tpi-report-104-carr-st-west-perth/)

<https://view.publitas.com/teamiaconi/tpi-report-104-carr-st-west-perth/>

[Electrical Safety Certificate - Sept 2024](https://view.publitas.com/teamiaconi/e1968632-west_perth-104-carr_street-ec8477-esc/)

[https://view.publitas.com/teamiaconi/e1968632-west\\_perth-104-carr\\_street-ec8477-esc/](https://view.publitas.com/teamiaconi/e1968632-west_perth-104-carr_street-ec8477-esc/)

## Rental Appraisal



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

**It is estimated the property could rent for around \$800-\$850 per week unfurnished approx. in the current buoyant market.** The unique setting and spaciousness in a cosmopolitan and central position will be particularly attractive to prospective tenants.

This amazing property is a rental "no-brainer" in a highly sought after location.

**Speak directly with Claude regarding our local hi-quality property management services! He'll give you tips on how to select the right property manager for your investment property.**

### Links

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

[Rental Appraisal Report - 104 Carr St - SEPT 2024](#)

## West Perth: A brief history



### Links

[West Perth: A Brief History](https://view.publitas.com/teamiaconi/westperth-history/)

<https://view.publitas.com/teamiaconi/westperth-history/>

# Contract of Sale & Joint Form of General Conditions

If you're interested to make an Offer, please email Claude at [claudio@edisonproperty.com.au](mailto:claudio@edisonproperty.com.au)

He will pre-fill the paperwork and return it to you for your perusal and signing.

## Links

[Contract of Sale - Informational Only - Contact Agent](https://view.publitas.com/teamiaconi/oa-14-carr-st-template-merged-final-output/)

<https://view.publitas.com/teamiaconi/oa-14-carr-st-template-merged-final-output/>

[Joint Form of General Conditions](https://view.publitas.com/teamiaconi/joint-form-general-conditions-2022/)

<https://view.publitas.com/teamiaconi/joint-form-general-conditions-2022/>

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



### Check List

Call the selling agent, Claude laconi 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

**EDISON**  
PROPERTY

**Claude Iaconi**

Residential | Sales

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## Disclaimer

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