



## 66 East Street, GUILDFORD, WA 6055

(C1895) CHARACTER HOUSE + 2 SHOPS (ADJOINING) - LIVE AND WORK FROM HOME - ALL ON 590 SQM!

RARE OPPORTUNITY to secure an iconic 3 bedroom, 1 bathroom home with two (YES 2!) adjoining shops on the front. Vacant possession at settlement for buyer. Zoned "Residential" so no GST but allows for Commercial. Set out on over 590 SQM and offering plenty of parking solutions at front (2 spaces) and behind (approx 7 car spaces).

Built C1895 this home and its two shops are rich in history and form part of the early fabric of Guildford. This PRIME LOCATON defined by a traditional awning commands a HUGE STREET PRESENCE directly across from Guildford Grammar. Businesses with families that have lived and operated from here since the early 1900's include Retail Grocer & Butcher, Medical Rooms, Showrooms, Bank and Garden Centre to name a few.

City of Swan granted planning approval for two diverse businesses for the current owner including Medical Consulting Rooms (Dental Surgery) and large Showroom (Curtain Showroom). With the owners retiring the existing business will close providing vacant possession at settlement. Please note new business is subject to relevant approvals with local council.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Sold

**INTERNET ID:** 22665202

**SALE DETAILS**

**From \$699,000**

**CONTACT DETAILS**

**Midland Rural**

14 Clayton Street

Bellevue, WA

08 6350 3300

**Heidi McAtee**

0406 321 770

FEATURING:

MAIN SHOWROOM (SHOP-1)

Features extensive glass shopfront with double entry doors opening to a large open and expansive studio space with high ceilings. Showroom offers two access areas through to the adjoining house to access kitchen, bathroom and bedrooms.

SHOP 2:

This smaller shop to the right of the property previously operated as a Medical/Dental Consultation Rooms & Surgery and has its own separate entry/exits.

This shop comprises 3 rooms to cater for Front Reception & Waiting Room / Consulting/Surgery and Kitchennette/Store. The Dental Surgery is currently vacant.

THE ADJOINING HOME:

The original residence features Jarrah floorboards, lovely high ceilings and traditional fireplaces. The house consists of around 6 large rooms and adjoins the Main Showroom and has been configured over the years in a practical sense to better assist the day-to-day business activities for the Showroom.

Combine family living with running a business at the one property! Conveniently close to prestigious Guildford Grammar, East Guildford Train Station, Woodbridge Hotel and many other amenities.

SHOPS HERE SINCE 1895 INCLUDE BUT NOT LIMITED TO:

- \* Curtain Showroom
- \* Dental Surgery & Consulting Room
- \* Air conditioning and Heating Retailer
- \* Garden Nursery
- \* Grocer
- \* Bank of New South Wales
- \* Butcher

ADDITIONAL PROPERTY FEATURES:

- \* Live and work from Home!
- \* Built C1895
- \* Land Size: 592 sqm
- \* Zoning: Residential R5 (unique residential property including the shops at front)
- \* Not Commercially Zoned so NO GST!

- \* Prime Location opposite Guildford Grammar and easy walking to East Guildford Train Station
- \* Multiple Business Opportunities (subject to relevant approvals)
- \* Traditional Fireplaces
- \* Practical kitchenette area in main house renovated to better suit the existing shop.
- \* 1 Bathroom with toilet (shower not in use)
- \* Second toilet for Shop 2 (outdoors)
- \* Outdoor alfresco undercover area - plenty of room to sit and relax
- \* Wall-mounted air conditioning
- \* Plenty of rear parking for up to 7 cars (rear access via Gibbons Ave) PLUS 2 visitor spaces at front
- \* Close to Cafe's, transport & School with large street presence
- \* 15 mins to Perth CBD
- \* Land Rates: \$3320/annum
- \* Water Rates: \$1730/annum
- \* Lot 2 on Plan 1406 / Vol 1751 / Fol 372

As you can see this prime property offers unique living/working arrangements with substantial parking that is perfect for the busy and business-oriented family looking for convenience and a fuss-free lifestyle.

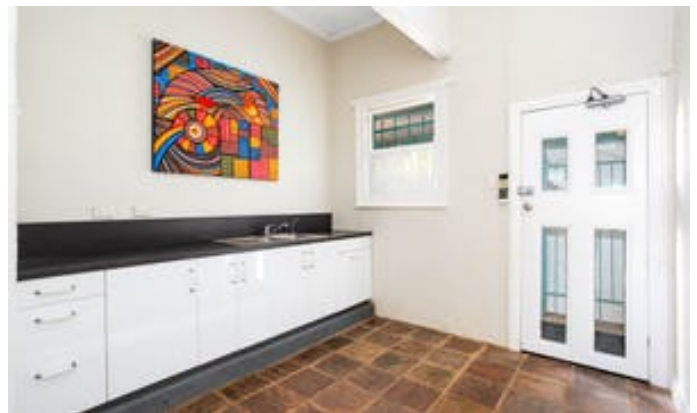
Located in the beautiful and tightly-held historic suburb of Guildford with transport at your doorstep, you can walk to your local, "The Woody", for a lazy Sunday afternoon drink, browse Guildford's delightful assortment of Antique and boutique shops, work off a cafe lunch on expanses of nearby tree-lined parkways or venture out to the attractions of the Swan Valley. Super convenient to the East Guildford Train Station and for families with kids at Guildford Grammar.

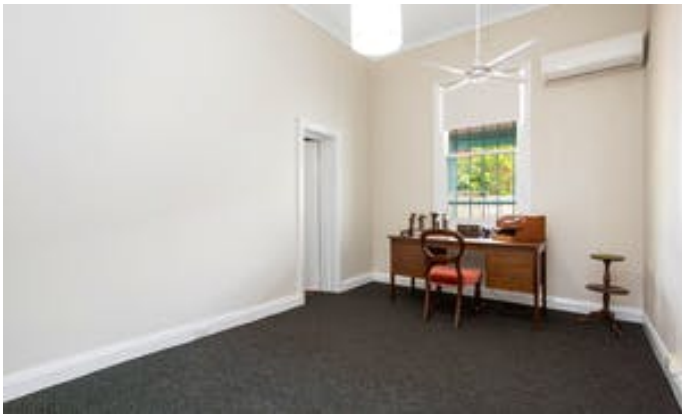
For more information or to arrange to view please contact HEIDI McATEE - 0406 321 770

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

Other features: Close to Schools, Close to Shops, Close to Transport, Fireplace(s), Garden, Polished Timber Floor

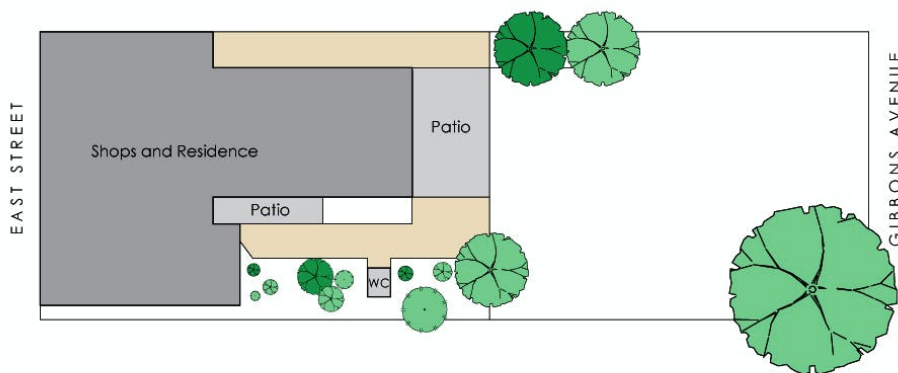
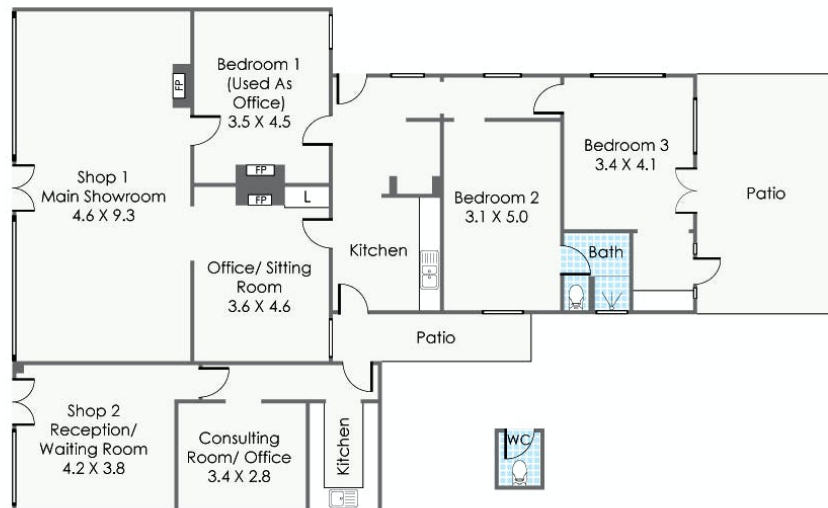
- Land Area 592.00 square metres
- Building Area: 230.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 7
- Air Conditioning











Approximate Areas

Building:	174m <sup>2</sup>	This floorplan is for illustration purposes only to show the layout of the property. Measurements and Total areas do not include or account for wall thickness or roof area under eaves. Not to be used for any other purpose.
Patio:	30m <sup>2</sup>	
Total Area:	204m <sup>2</sup>	

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