



**146 President Street Kewdale WA**

3 2 5

(PRIMO TOMATO LAKE PRECINCT)

It's my absolute pleasure to offer for sale this amazing family residence oozing development potential and loaded with opportunity. With the picturesque Tomato Lake parklands only a short stroll away you will be absolutely spoilt for healthy lifestyle choices. Beautifully maintained over the years the double brick and tile structure is perfect to retain with potential to build street frontage onto Pritchard Street (STCA). Stunning glimpses of the Perth CBD from the front 21sqm balcony makes it the ideal place to relax on a summers evening with cold wine or beer. With too many features to list you must take the time to inspect this outstanding property rarely found in today's market.

**KEY FEATURES INCLUDE**

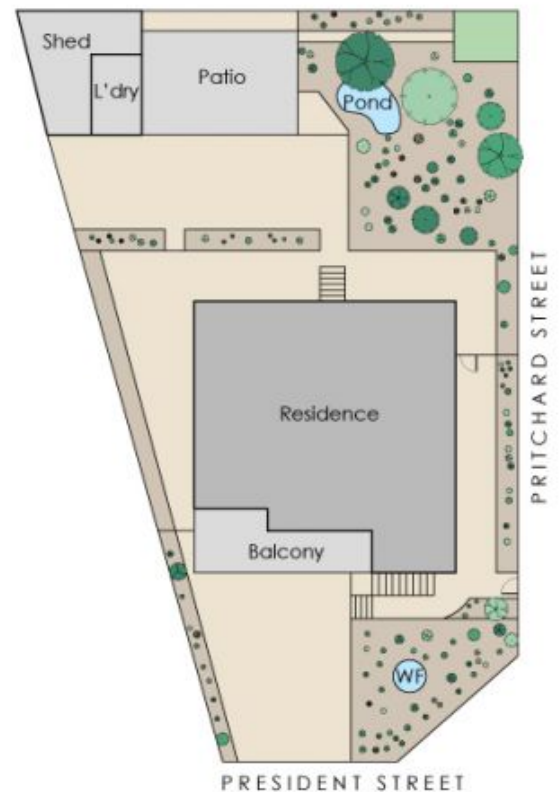
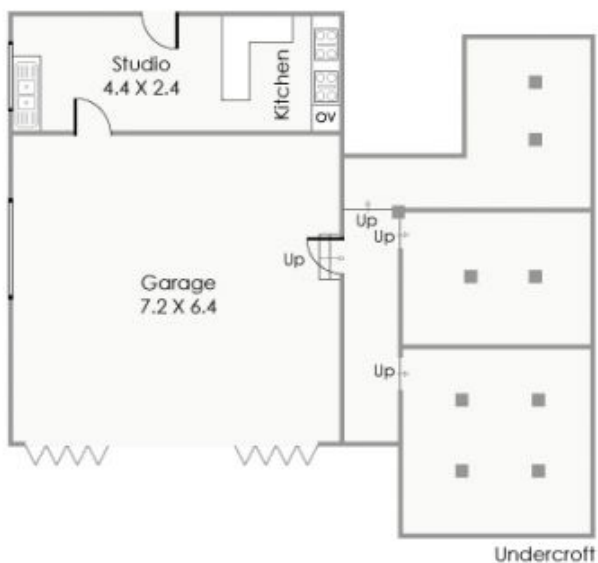
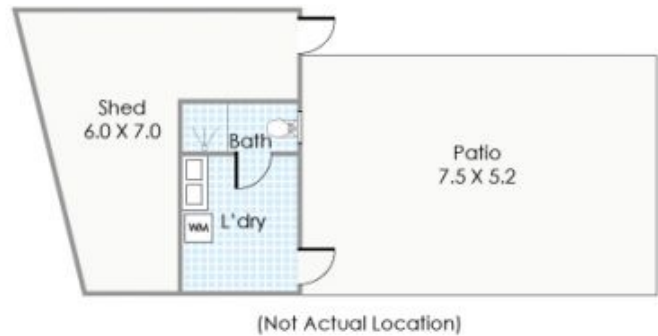
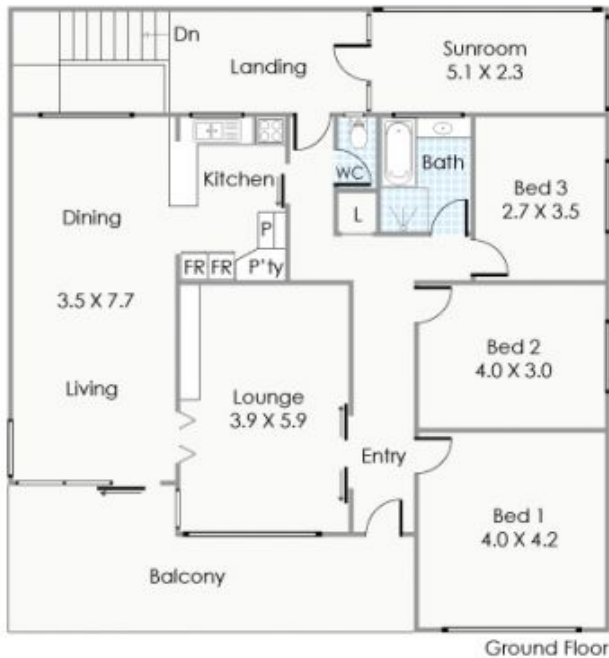
**Building Size** : 226 sqm  
**Land Size** : 807 sqm  
**View** : <https://www.lauriekelly.com.au/sale/wa/southern-suburbs/kewdale/residential/house/7451636>



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#### Approximate Areas

##### UNDERCROFT

Garage: 46m<sup>2</sup>  
Studio: 11m<sup>2</sup>

##### GROUND FLOOR

Residence: 148m<sup>2</sup>  
Shed / L'dry: 32m<sup>2</sup>  
Balcony: 21m<sup>2</sup>  
Patio: 39m<sup>2</sup>

Total Area: 297m<sup>2</sup>

This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Ciba Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on the first floor plan. Not to be used for any other purpose.  
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