

# Raine&Horne. Commercial

MOUNT LAWLEY  
677 Beaufort Street

445 sqm

## MOUNT LAWLEY ICON ADDRESS!

### OFFERS TO PURCHASE: Closing 18 July

#### TWO STOREY CHARACTER BUILDING WITH HUGE POTENTIAL

Sold with vacant possession.

An incredible opportunity to acquire a previously occupied nightclub and restaurant premises, with the opportunity to either occupy or reposition this incredible asset for the next hospitality tenant, or to refurbish into a retail, office or medical/consulting use.

The options are endless and limited only to a buyer's imagination, considering the City of Stirling's Town Planning Scheme LPS4 (in draft) and the development opportunities that provides.

Most recently occupied by nightclub operators including Malt Supper Club and originally as Piazza di Notte, which was a highly successful tavern, restaurant and bar run by the current owners some time ago, the property is ripe for refit and reposition to capture on its incredible trading potential and locational advantages.

Property ID	L34639491
Property Type	Offices
Building / Floor Area	445
Land Area	706.0 sqm

#### AGENT

**Terry Menage**

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Situated in the absolute heart of the Mount Lawley Town Centre and just steps away from the corner of Walcott Street, the main characteristics are noted below:

Land Area: 706 m<sup>2</sup>

Building Area: 445 m<sup>2</sup> (345 m<sup>2</sup> ground floor plus 96m<sup>2</sup> on the first floor with a 4m<sup>2</sup> balcony)

Zoning: Mixed Use under City of Stirling LPS #3

Frontage: 14 metres to Beaufort Street

Access: Rear Land Vehicular access from Astor Lane

Any Beaufort Street Mount Lawley property will command attention, however this is a once in a generation opportunity to acquire a green title, street facing iconic Mt Lawley address in a pivotal Town Centre location should not be ignored.

For Sale by Offers to Purchase, closing Friday, 18th July, 2025 @ 10am WST (if not sold prior).

Please direct all enquiries to Terry Menage or Matthew Edwards.