

197 Station Street, East Cannington, WA 6107

House For Sale

Tuesday, 31 December 2024



197 Station Street, East Cannington, WA 6107

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 2782 m2

Type: House



Charlie Bellow



Tom Mischczak
0400217162

Offers Closing 22nd Jan

To be sold via Open Offers (Online Expressions of Interest) with offers closing 22nd January 2025 - Contact Charlie for a link to make an offer.***Offers in the mid \$1 Millions*Please note the subdivision example is for illustration purposes and is subject to WAPC approvalIntroducing an excellent development/land banking/investment opportunity with the subdivision potential of 5 green title lots and the ability to have 2 street fronts (once the second road is constructed) and the Dabchick Reserve right at your doorstep, this property offers some great options for the future purchaser. This property includes a 2-bedroom home on a level 2782sqm R20 lot located towards the end of a cul de sac a perfect location for future families looking to buy their ideal family lot.Features include:- 2782sqm block zoned R20 with 25.15m frontage- 5 Lot green title site subdivision potential- Spacious 2x1 property to be sold on an as is basis- Sewer close by - running to the Station Street and Wagtail Lane boundariesCentrally located being 3.3kms from Perth's largest shopping center Westfield Carousel, 2.5km from Cannington train station & approx. 1.5km from the new football stadium in Queens Park.You are also in easy access to most of Perth having major arterial roads nearby including Leach Highway, Orrong Road and Roe Highway.If you are looking to subdivide or landbank in an established suburb with a growing demand and new infrastructure at your doorstep this one should be at the top of your list! Opportunities of this size rarely come up within such a close proximity to the city with such good development approval, Contact Charlie for more information on 0423 838 277Disclaimer: 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.