

**206 Melville Parade, Como, WA, 6152**

**Harcourts** Prestige

**House For Sale**

Sunday, 10 November 2024

206 Melville Parade, Como, WA, 6152

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ross Cleaver  
0894551111

## **RARE LUXURY DEVELOPMENT OPPORTUNITY!**

If you're looking for a rare development opportunity, look no further than 206 Melville Parade. This exceptional riverfront property offers a potential multi-million dollar luxury development site with mixed zoning for commercial and high-end residential use (subject to council approval).

Embrace the unobstructed river views and two street fronts, which allow for flexible design options. Its large size of 1,316 sq m, which allows for development up to 8 storeys high (STCA), makes it truly a one-of-a-kind find. The area is earmarked for high-rise development, further enhancing the property's value.

This stunning location is enviable for both developers and buyers. Being situated adjacent to parklands and the Canning Bridge transport hub. Along with being near train stations, shopping centres, restaurants, and entertainment areas, it is also near the Perth CBD. For those seeking a low-maintenance luxury lifestyle, this property is a very attractive option.

Currently, the property comprises five separately built strata homes, all of which generate excellent rental returns. With four units being 3-bedroom, 2 bathroom homes and one being a 2-bedroom, 1-bathroom home. To make this deal even better, the beautiful river views will remain uninterrupted forever as there is no space to build in front of this location.

Developments like this don't come around often, so this could be the opportunity of your lifetime. If you don't want to miss out on this prime riverfront development, get in touch with one of Perth's premier real estate agents, Ross "Leave it to Cleaver" Cleaver, today!

Note; Please do your own due diligence with local councils for future plans, regarding this zoning. Refer to the link below:

[https://southperth.wa.gov.au/docs/default-source/4-develop/planning/planning-projects/canning-bridge/canning-bridge/canning-bridge-activity-centre-plan.pdf?sfvrsn=2002fdbd\\_20](https://southperth.wa.gov.au/docs/default-source/4-develop/planning/planning-projects/canning-bridge/canning-bridge/canning-bridge-activity-centre-plan.pdf?sfvrsn=2002fdbd_20)

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