

**25 Beechboro Road, Bayswater, WA, 6053**

**Professionals**

**House For Sale**

Sunday, 3 November 2024

25 Beechboro Road, Bayswater, WA, 6053

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Nic Pulvirenti  
0893783311

## **11+ UNIT SITE - HUGE DEVELOPMENT POTENTIAL WITH METRONET REZONING!\***

Bayswater's #1 rated agent for 2024 NIC PULVIRENTI of the Professionals Wellstead Team is elated to present this gigantic and VERY RARE development opportunity boasting a development potential of up to 11 units!\*

This property is situated within the "frame precinct" zoned R60 under the MetroNet East Bayswater zoning project, offering an extremely high zoning and development capability appealing to investors & developers alike.

General development / planning advice provided by Development WA attached below;

(please note this is general advice only and ALL prospective buyers should complete their own due diligence before proceeding with an offer on this property)

Scenario 1 - Single house development:

Development of a new single house in accordance with the R60 requirements of R-Codes Vol.1.  
Maximum building height of 3 storeys (11m).

Scenario 2 - Grouped dwelling development:

Development of grouped dwellings in accordance with the R60 requirements of R-Codes Vol.1.  
Based on a lot size of 1,012sqm, the site could accommodate a yield of 6 x Grouped Dwellings.  
Maximum building height of 3 storeys (11m).

Scenario 3 - Multiple dwelling development:

Development of multiple dwellings (units) in accordance with the R60 requirements of R-Codes Vol.1.  
Based on a lot size of 1,012sqm, the site could accommodate a yield of 11 x Multiple Dwellings.  
Maximum building height of 3 storeys (11m).

Scenario 4 - Mixed outcome development:

There is potential to deliver a mix of dwellings from scenario 2 and scenario 3.  
For example, development of 3 x Grouped Dwellings and 6 x Multiple Dwellings (based on the average lot size requirements for R60 under the R-Codes Vol. 1).

Alternatively you could always retain the current property and subdivide the rear with a clean slate back block and plenty of side clearance already present.

Not only is this property ideal for property developers, it could also prove as a fantastic investment OR family home situated on a HUGE 1,012m<sup>2</sup> quarter acre block!

**DO NOT SLEEP ON THIS OPPORTUNITY - THIS PROPERTY IS AN EXTREMELY RARE FIND!**

THINGS YOU WILL LOVE;

- R60 zoning with HUGE dev potential
- Significant side clearance
- Rear workshop with side access & separate studio
- Sturdy double brick 1960's built 3x1 home
- New air conditioners throughout
- Centrally located dining & kitchen
- VERY spacious formal living area with air conditioning
- Lush rear gardens
- Empty / already cleared rear block
- 119m2 internal (approx)

Not only is this property full of tremendous potential, it also sits in an outstanding location!

This property is situated directly across from trendy cafes, restaurants, the recently redeveloped Bayswater Hotel & NEWLY reopened & extremely well connected Bayswater train station which will provide you with direct access to the city CBD, Perth airport (within 7 minutes) and the new Ellenbrook train line!

#### Approximate Distances:

- Bus stop - 20m
- Local cafes - 50m
- Local restaurants - 100m
- Bayswater Hotel - 350m
- Halliday park - 450m
- Recently redeveloped Bayswater Train Station - 450m
- Bayswater King William High Street - 500m
- Abundance of more cafes & bars - 500m
- Bayswater Primary School - 800m
- Riverside Gardens - 5 minute drive
- The Swan River - 5 minute drive
- Perth Airport - 12 minute drive or 7 minute train ride
- Perth CBD - 16 minute drive & 12 minute train ride

#### Additional Information

- Built: Approx 1966
- Council Rates: Approx \$TBC PA
- Water Rates: Approx \$TBC PA

NOTE: This property description provided is for general information purposes only. Professionals Wellstead Team believes that this information is true & correct but it does not warrant or guarantee the accuracy of the information. Prospective Buyers are asked to undertake independent due diligence regarding the property, as no responsibility can be accepted by Professionals Wellstead Team for any information that may be deemed incorrect. Professionals Wellstead Team believes that this information is true & correct but it does not warrant or guarantee the accuracy of the information. Prospective Buyers are asked to undertake independent due diligence regarding the property, as no responsibility can be accepted by Professionals Wellstead Team for any information that may be deemed incorrect.