

**60 Stanley Street, Derby, WA, 6728**



**House For Sale**

Tuesday, 26 November 2024

**60 Stanley Street, Derby, WA, 6728**

**Bedrooms: 2**

**Bathrooms: 2**

**Type: House**



Peter Burns

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## **Live ,Work and Play**

This unique Special Service Industry Zoned property offers a rare combination of residential accommodation and industrial facilities, making it an ideal for a wide range of mixed uses.

### **RESIDENTIAL COMPONENT.**

A raised two-story, two-bedroom home with approximately 185 sqm of living space.

Air-conditioned bedrooms and a kitchen with tasteful timber finishes.

A covered wrap-around verandah providing a tranquil retreat.

Horse stables located beneath the elevated living quarters.

### **INDUSTIAL FACILITIES.**

High-clearance workshops designed for heavy vehicle operations and metal fabrication.

Wide double-door access, approximately 600 sqm of workshop space, and 70 sqm of mezzanine storage.

Separate unisex bathrooms, secure perimeter fencing, and ample hardstand and parking areas.

### **TITLES. (To be sold together.)**

Two separately titled lots, each 2027 sqm, offering flexibility for future development or expansion.

Zoned for Special Service Industry, allowing a mix of residential, industrial, and retail uses.

### **SUITABLE FOR.**

The property caters to a diverse range of industries, including:

Trucking and transport depots.

Metal fabrication and manufacturing.

Car and truck sales or trailer manufacturing.

Retail or new business ventures.

### **ADDITIONAL FEATURES.**

Centralized workshop placement for efficient operations.

Showroom/office space with full air conditioning.

Negotiable plant and equipment included with the sale.

This property offers exceptional value, combining location, versatility, and potential, all priced well below replacement cost. Don't miss the opportunity to secure this versatile asset in Derby's thriving commercial scene.

Contact me today to arrange a viewing and explore the endless possibilities! Pete Burns Hutchinson Real Estate  
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