



58 South Western Highway, Boyanup

PRIME DEVELOPMENT OPPORTUNITY | BOYANUP TOWN CENTRE 3,157m² CORNER SITE | R40 ZONING | EXCITING FUTURE POTENTIAL

Positioned in the heart of Boyanup, 58 South Western Highway presents an exciting opportunity for developers, investors and forward-thinking buyers looking to secure a substantial parcel of land in a growing South West community.

Boasting a generous 3,157m² corner site with two street frontages, this property offers an outstanding foundation for those exploring future development possibilities. Zoned R40, the site may offer potential for subdivision into separate residential lots, subject to relevant council and planning approvals.

The property features an established medical centre with a practical layout comprising a reception area, five medical rooms and toilet facilities. Beautiful jarrah flooring adds character, while air conditioning provides comfort for staff and visitors.

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FOR SALE

Offers Over \$799,000

VIEW

By Appointment

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Adding further appeal is the dedicated 17-bay car park, offering convenient on-site parking and complementing the existing commercial improvements.

Whether you're looking to continue operating from the existing premises, explore alternative commercial opportunities or investigate the site's future residential development potential, this is a versatile property with plenty to consider.

PROPERTY HIGHLIGHTS

Substantial 3,157m² corner site
R40 zoning with potential for residential subdivision, subject to approvals
Two street frontages
Existing medical centre with reception area
Five medical rooms
Dedicated 17-bay car park
Prominent South Western Highway frontage
Convenient Boyanup town centre location

A PRIME LANDHOLDING WITH OPTIONS FOR THE FUTURE

Whether you're a developer searching for your next project, an investor seeking a strategic landholding or a buyer looking for an established commercial property with future potential, 58 South Western Highway deserves your attention.

With an existing commercial facility, generous parking and potential for future residential development, this is an opportunity to secure a substantial property with multiple possibilities.

Contact Team Pat & Janine today for further information or to arrange an inspection.

All development and subdivision potential is subject to relevant planning requirements, council approval and all necessary statutory approvals. Buyers should make their own enquiries with the relevant authorities.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID	1BPVHND
Property Type	Other
Land Area	3157 m2

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