



31 Birnam Road, Canning Vale

R60 Zoned | Build & Retain Opportunity.

Positioned in a highly sought-after pocket of Canning Vale, 31 Birnam Road presents an exceptional opportunity for homeowners, investors, and developers alike. Offering immediate comfort with outstanding future potential, this R60-zoned 584sqm property is a rare find in today's market.

Whether you're looking to live in, lease out, or explore development options, the flexibility of this block provides serious upside. With R60 zoning, the potential to build and retain makes this an ideal opportunity to create additional income, accommodate extended family, or secure long-term growth in a premium location.

The existing residence is a well-maintained 3 bedroom, 2 bathroom home designed for practical family living. Inside, you'll find spacious open-plan living areas that flow seamlessly through to a functional kitchen equipped with ample storage and workspace. The master bedroom features a private ensuite, while the remaining bedrooms are generously sized and serviced by a central bathroom.

Additional features include:

4 2 2

FOR SALE

Please Call

AGENTS

Dahlia Rechichi

0418 920 742

dahlia.rechichi@ljhooker.com.au

AGENCY

LJ Hooker Harrisdale

(08) 9398 4000

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.



- Lock-up double carport
- Light-filled open living and dining areas
- Practical floor plan ideal for families
- Separate shed offering additional storage

Step outside and the lifestyle appeal continues. A large covered patio provides the perfect space for entertaining family and friends, while the below-ground swimming pool is ready to be enjoyed all summer long. The generous backyard space further enhances the property's versatility and development appeal.

Location Highlights:

- Walking distance to Canning Vale College
- Minutes to Livingston Marketplace
- Easy access to Ranford Road and Nicholson Road
- Surrounded by parklands and family-friendly streets

Opportunities like this are tightly held and rarely offered. With strong zoning, a substantial landholding, and a quality home already in place, this is your chance to secure a property with both lifestyle and future development potential.

Build a second home for your children or Mum and Dad, invest for additional rental income, or capitalise on the R60 zoning — the choice is yours.

For further information or to arrange a private viewing contact Dahlia Rechichi – 0418 920 742.

DISCLAIMER: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however we cannot guarantee it. Accordingly, all interested parties should make their own enquires to verify the information.

MORE DETAILS

Property ID	2P0J00
Property Type	House
Land Area	584 m2

Dahlia Rechichi 0418 920 742

Director | dahlia.rechichi@ljhooker.com.au

LJ Hooker Harrisdale (08) 9398 4000

21 Wright Road, HARRISDALE WA 6112
harrisdale.ljhooker.com.au | harrisdale@ljhooker.com.au

