



## Carey Park, 32 & 34 Bright Street

### DEVELOPMENT POTENTIAL

Two properties side by side being sold together with fantastic development potential.

For the savvy investor looking to expand their property portfolio substantially- to amalgamate both lots and develop into a multi-unit site (subject to council application and approval).

Both properties are currently tenanted with strong leases in place- perfect for while you need to get Development Approval arranged. Either keep the existing properties and build around or demolish both sites and see the golden opportunity that lies here!

32 Bright Street - 3 x 1 home on 850m<sup>2</sup>



**Disclaimer:** 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.

**SOLD**

6  2  0 

#### For Sale

Contact Agent

#### View

[ljhooker.com.au/X6CHND](http://ljhooker.com.au/X6CHND)

#### Contact

##### Brent Spooner

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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

34 Bright Street - 3 x 1 home on 1,098m<sup>2</sup>

COMBINED AREA TOTAL: 1,948m<sup>2</sup>

Tenancy information:

32 Bright Street - 31/05/2024 @ 280 p/week

34 Bright Street - 20/05/2024 @ \$360 p/week

For further information contact exclusive Agent Brent Spooner on 0417 002 082

## More About this Property

<b>Property ID</b>	X6CHND
<b>Property Type</b>	House
<b>Land Area</b>	1948 m <sup>2</sup>

### **Brent Spooner 0417 002 082**

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