







20 Littleton Street, Falcon

? DEVELOPER'S DELIGHT — 1,012m² R25 ZONED OPPORTUNITY! ?

Attention developers, investors, and land bankers —opportunities like this don't come along often.

Set on a substantial 1,012m² block with R25 zoning and an impressive 20-metre frontage, this property presents exciting development potential. Subject to relevant approvals, the site offers the possibility to retain and subdivide or create two new homes, making it an outstanding opportunity to capitalise on a growing market.

The existing residence, built in 1978, comprises two bedrooms, one bathroom, a kitchen, and living area and is being sold on an "as is" basis. A garage/workshop positioned at the front of the property provides additional storage or workspace options.

Whether you're looking for your next development project, an investment with future upside, or a sizeable landholding with subdivision potential, this property deserves your attention.

2 1 0

FOR SALE
$529,000 All Offers Presented

VIEW
By Appointment

AGENTS
John Ball
0418 396 056
jball.mandurah@ljhooker.com.au

AGENCY
LJ Hooker Mandurah
(08) 9586 5555

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.

Property Features:
" 1,012m² block
- R25 zoning
- Approximate 20-metre frontage
- Potential for subdivision into two lots (subject to council and WAPC approval)
- Potential to build two new homes (subject to approvals)
- Existing 1978-built home
- 2 bedrooms, 1 bathroom
- Kitchen and living area
- Front garage/workshop
- Sold on an "as is" basis

Outgoings:
- Council Rates: Approx. $2,000 per annum
- Water Rates: Approx. $1,111 per annum

Unlock the potential and secure this rare development opportunity today. Contact us for further information or to arrange an inspection.

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. John Ball and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency

MORE DETAILS

Property ID	4TNUFF2
Property Type	House











John Ball 0418 396 056
Sales Executive | jball.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555
68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au

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.