







Gosnells, 207 Hicks Street

RETAIN & BUILD POTENTIAL

4 1 1

For Sale
Please Call

View
ljhooker.com.au/864HA2

Contact
Nathan Frisina
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This property presents a fantastic opportunity for those who are looking to invest in the buoyant Perth property market.

Zoned R30/40 makes this property a potential three unit site or retain the existing house and develop at the rear. (subject to council & WAPC approval). Survey drawings are available and the preliminary approval application with the WAPC has been submitted.

There is also a proposed zoning change to R40/60 which would allow for greater density when developing.

The existing house is a large four bedroom, brick and tile home with a spacious lounge room, kitchen / meals area and an enclosed patio. The property also includes ceiling fans in the bedrooms, split system air con, two toilets, patio area, garden shed and single carport with a secure gate. The property also includes an abundance of fruit trees.

LJ Hooker

LJ Hooker Thornlie | Canning Vale
(08) 9459 7788

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.

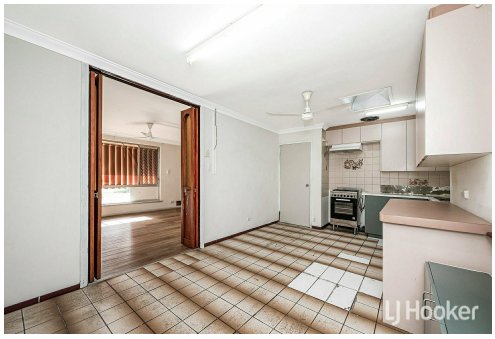
Situated on an approximate block size of 873sqm with a wide 21 metre frontage. Ideal location, close to Gosnells and Seaforth Train Stations, Mary Carroll Park, local schools and Gosnells Town Centre.

Properties with development potential are selling fast. Don't delay in making your enquiry.

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More About this Property

Property ID	864HA2
Property Type	House
Land Area	873 m²
Including	Air Conditioning Toilets (2) Outdoor Entertaining

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