



45 Dorothy Street, Gosnells

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Strategic Landmark Opportunity in the Heart of Gosnells Town Centre

Address: 45 Dorothy Street, Gosnells
Zoning: Business Centre
Land Area: 1,832 m²;

Building Area approx. as follows:

- Brick and Tile construction
- Ground Floor: Approx. 517 m²;
- Upper Floor: Approx. 517 m²;

This prominent two-storey property presents a rare opportunity to secure a highly versatile commercial site in a prime central location.

The ground floor has undergone significant upgrades and now includes modern fit-out and equipment, perfectly suited for a restaurant, cafe; or retail operation.

The upper level features a spacious residential layout with 5 bedrooms, 2 bathrooms and 3 WCs, complemented by expansive

FOR SALE
FROM \$2,650,000

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.



living areas and wide verandahs — ideal for staff accommodation, a home office or future redevelopment potential.

Alternative permitted uses include:

- Civic Use
- Home Store
- Medical Centre

The property is fully fenced with secure gates and offers 22 private parking bays, ensuring convenience and safety for staff and visitors alike.

Situated within walking distance to Gosnells Railway Station and the Gosnells Shopping Centre, this site delivers outstanding exposure and accessibility.

45 Dorothy Street, Gosnells — a strategic investment or business headquarters opportunity in a thriving town centre location.

For further information contact John Rechichi — 0418 948 714 and 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	2F3J00
Property Type	House
House Size	1000 m2
Land Area	1832 m2

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