

52 Davies Crescent, Kardinya

Large family home with bonus R60 zoning

This prime proposed R60 Development Site: 779 sqm block with a large family home & bonus self-contained studio. Positioned in a tree lined, highly desirable pocket of Kardinya, this two-storey residence offers a rare combination of immediate, comfortable living and massive future potential. Sitting on a generous 779 sqm block with future R60 zoning, this property is perfectly suited for buyers seeking a clean, neat home to move straight into, or developers looking to capitalise on significant multi-dwelling potential.

The home has been extensively refreshed to provide a clean and fresh environment. Recent upgrades include near new carpets throughout, a full internal and external repaint, new gutters and downpipes, and a complete roof restoration. The home features a private, secure gated entry, leading into a well-maintained property surrounded by established, lush gardens. While the kitchen and bathrooms offer a functional, well-maintained aesthetic, they provide a perfect blank canvas for your own personal style or future updates.

The property is designed for practical family living, featuring generous spaces, evaporative air conditioning, ceiling fans, and efficient gas heating. A standout feature is the versatile top-floor fifth bedroom,

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FOR SALE
Offers From \$1,599,000

VIEW
By Appointment

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which functions as a fully self-contained studio. With its own private staircase, separate entry, and balcony-where you can enjoy pleasant glimpses of the city and Perth Hills. This space is ideal for a teenager's retreat, a home office, an extended family suite, or an income-generating rental opportunity.

The backyard is spacious and functional, centred around a deep, automatic salt-chlorinated swimming pool. Parking is well-considered, with a double lock-up garage featuring remote roller doors and drive-through access. Notably, the left side of the garage has been adjusted, allowing the door to easily accommodate a 4WD up to 2.2m in height. Furthermore, the garage can be easily raised to a 2.4m clearance if desired.

With future R60 zoning, this 779 sqm landholding is a prime investment. The site offers incredible flexibility: you could retain the existing residence and develop the surrounding land, or strategically modify the front of the home to unlock even more space. Crucially, the future R60 zoning allows for three-storey height potential, making this a premier site for maximising density. A future three-storey development could capture spectacular, elevated city and Perth Hills views. Whether you are looking to build a multi-unit complex, a series of new dwellings, or simply land-bank for the future, the potential here is substantial for both owner-occupiers and savvy developers.

Location Features;

- An easy 5-minute walk to Kardinya Park Shopping Centre (Coles, Kmart, ALDI) and local dining.
- Walking distance to Kardinya Primary School and North Lake Senior Campus; easy access to Murdoch University.
- Close to Transperth bus services and Murdoch Station, providing easy access to the Mandurah line and city commuting.

Property Features:

- Future R60 Zoning: High-density potential for multiple dwellings, including 3-storey builds.
- Spacious 779 sqm block with private gated entry.
- Extensively Refreshed: Brand-new carpets, full internal/external paint, new gutters/downpipes, and roof restoration.
- Energy Efficient: 6.6kW solar system, new iHeat energy-efficient hot water system, and existing bore.
- Versatile Studio: Private entry, balcony, and elevated city/hills glimpses.
- Resort-style Pool: 9x5m saltwater pool.
- Optimised Parking: Garage entry height of 2.2m for 4WDs, with further potential for 2.4m.
- Proposed re-zoning to R60 just waiting rubber stamp from council

If you would like more information please contact Daniel on 0422 293 871 today.

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MORE DETAILS

Property ID	13A4HVX
Property Type	House
House Size	241 m ²
Land Area	779 m ²
Including	Toilets (3)

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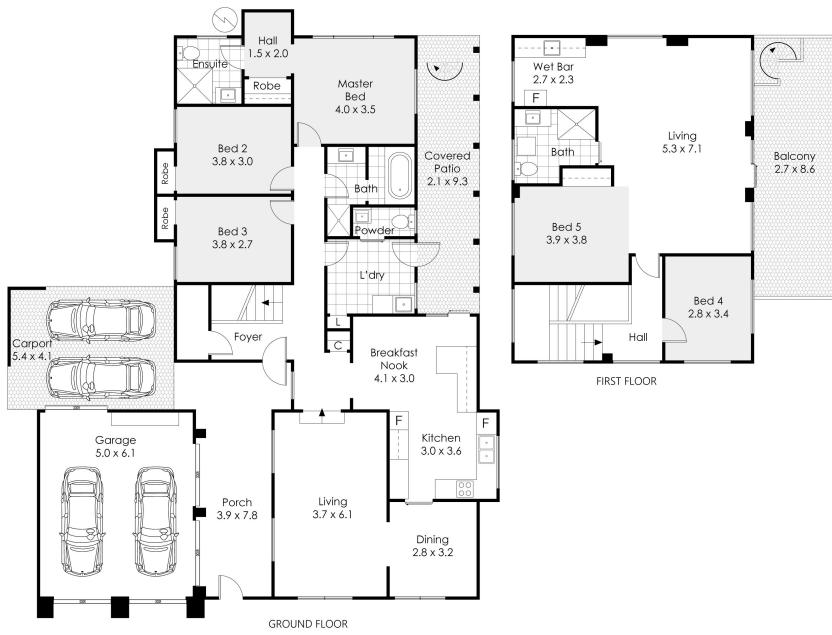
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


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This floor plan is not to scale.
Dimensions are approximate and therefore should only be used for illustrative purposes.

-  779 m²
-  5 Bed
-  3 Bath
-  4 Car