







30 Edinbridge Road, Kenwick

BUILD & RETAIN. OR KNOCK DOWN & GO 4 LOTS (STCA)

An exciting opportunity for developers, renovators and savvy investors seeking a property with genuine upside.

Set on an approximately 926sqm flat R40 block, this 4-bedroom, 2-bathroom home offers multiple development pathways — retain the existing home and potentially create two lots at the rear, or consider a full knockdown and subdivision (STCA).

The existing home provides the structure and space to transform, with multiple living areas, large bedrooms, a well-sized kitchen with ample storage and long benchtops, split-system air conditioning and gas hot water.

Currently leased at $700 per week, it provides holding income while you plan your next move.
Whether your strategy is build-and-retain, renovate and reposition, or demolish and redevelop, there is plenty of scope to unlock the site's potential.

Key Highlights:

4 2 2

FOR SALE
FROM $899,999 - REDUCED PRICE
MUST SELL !

VIEW
Sun 8th Nov @ 11:00AM - 11:30AM

AGENTS
Morgan Ramasamy
0450 008 638
morgan.ramasamy@ljhooker.com.au

AGENCY
LJ Hooker Harrisdale
(08) 9398 4000

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.

LJ Hooker

· Approximately 926sqm flat R40 block
· 4 bedrooms | 2 bathrooms – 'SOLD AS IS"
· Potential retain + rear subdivision strategy (STCA)
· Potential knockdown and subdivide (STCA)
· Currently rented at $700/week
· Multiple large living areas
· Large bedrooms
· Generous kitchen with excellent storage
· Split-system air conditioning
· Flat surrounding streetscape ideal for redevelopment
· Connected to mains sewer

Prime Kenwick Location:

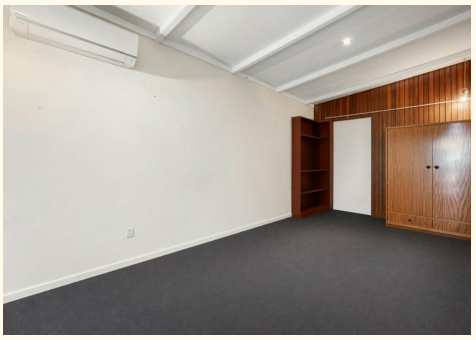
· Walking distance to Kenwick School
· Minutes to Kenwick Train Station
· Close to Maddington Central, Westfield Carousel and local cafes
· Easy access to parks and recreation
· Convenient access to major roads including Roe Highway

A property with the land, zoning, existing dwelling and rental income to make the numbers work — now it's about having the vision and the plan to unlock the upside.

Contact Morgan Ramasamy on 0450 008 638 or morgan.ramasamy@ljhooker.com.au to arrange your private inspection or submit an offer.

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	30QJ00
Property Type	House
Land Area	926 m2

Morgan Ramasamy 0450 008 638
Sales Consultant | morgan.ramasamy@ljhooker.com.au

LJ Hooker Harrisdale (08) 9398 4000
21 Wright Road, HARRISDALE WA 6112
harrisdale.ljhooker.com.au | harrisdale@ljhooker.com.au

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