



23 Kerwin Way, Lockridge

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1,384sqm on 2 Blocks DEVELOPMENT POTENTIAL / R50 - potential for 7

FOR SALE
EOI

AGENTS

Jatin Sethi
0416 168 064
jatin.sethi@ljhooker.com.au

Edi Carver
0438 933 506
edward.carver@ljhooker.com.au

AGENCY

LJ Hooker Mirrabooka
(08) 9344 5577

RARE 1,384sqm BLOCK WITH FRONTAGE & DEVELOPMENT POTENTIAL (Subject to WAPC Approval)

23 & 25 Kerwin Way, Lockridge WA 6054

An exceptional opportunity for developers, investors, or land-bankers, this rare dual-lot offering boasts a combined landholding of approx. 1,384sqm with dual street frontage and R20/R25 zoning-paving the way for a potential 6-unit development (Subject to WAPC Approval)

• Property Features:

Zoned R20/R50 - flexible subdivision potential

Combined land size: 1,384 sqm (2x 692 sqm blocks)

Green title potential with shared or individual driveways

Sewer connection and mostly cleared, level land

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**

Two existing dwellings (built in 1971):

No. 23: 3 bed | 1 bath|1Toilet

No. 25: 3 bed | 1 bath|2 Toilet

Dwellings can be rented, renovated, or demolished

Excellent access via dual road frontages

- Development Potential (Subject to WAPC Approval)

Up to 6 townhouses or small lot homes

Ideal for modern infill housing, build-and-hold, or house-and-land packages

Appealing to first home buyers, downsizers, and investors

Supported by strong demand in a growth suburb

- Prime Location Benefits:

600m to Lockridge Primary School

1.0km to Good Shepherd Catholic School

1.2km to Altone Park Golf Course

1.6km to IGA Kiara

3.0km to Beechboro Shopping Centre

3.7km to Altone Park Shopping Centre

13.1km to Perth CBD

14.9km to Perth Airport

Easy access to Alton Rd, Morley Drive & Benara Rd

Walking distance to Rosher Park

Outgoings (Approximate):

Council Rates: \$1,900

Water Rates: \$1,050

- For More Information or to Arrange a Viewing:

Jatin Sethi

0416 168 064

jatin.sethi@ljhooker.com.au

MORE DETAILS

Property ID	PPVFF4
Property Type	House
Including	Toilets (2)

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Senior Sales Executive | jatin.sethi@ljhooker.com.au

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Senior Sales Executive | edward.carver@ljhooker.com.au

LJ Hooker Mirrabooka (08) 9344 5577

Unit 5, 9 Cobbler Place, MIRRABOOKA WA 6061

mirrabooka.ljhooker.com.au | mirrabooka@ljhooker.com.au